

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, August 27, 1974, in the Council Chamber, commencing at approximately 9.30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt,
Hardwick, Linnell, Massey,
Pendakur, Rankin and Volrich.

ABSENT: Alderman Marzari.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of the report on Proposed Broad Liability Insurance Coverage from the Board of Administration, and the Public Disclosure Act - Municipal Employees. It was agreed that these reports would be considered in open Council.

ADOPTION OF MINUTES

MOVED by Ald. Linnell

SECONDED by Ald. Pendakur

THAT the Minutes of the Regular Council Meeting dated August 13, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick

SECONDED by Ald. Linnell

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. University Endowment Lands.

It was agreed to defer consideration of this matter, pending the hearing of a delegation this afternoon.

DELEGATION THIS
AFTERNOON.

COMMUNICATIONS OR PETITIONS1. Fire By-law Upgrading Requirements.

It was agreed to defer consideration of this item pending the hearing of delegations from the following organizations this afternoon, at which time Report II, Standing Committee on Housing, Clause 6, will be considered.

- (a) B.C. Rental Housing Council,
- (b) Downtown Eastside Residents' Association,
- (c) Vancouver Rooms and Apartment Owners' Association.

2. The East Hotel, 445 Gore Avenue.

Council agreed to hear a delegation from the Downtown Eastside Residents' Association later this day regarding this matter, which is the subject of Clause 3, Report II, Standing Committee on Housing.

3. U.B.C.M. Conference.

Council noted a letter from the Deputy City Clerk, dated August 23, 1974, advising that six members of Council and Commissioner Ryan will be attending the U.B.C.M. Conference in Vernon from September 18 - 20, with two of the members requiring to be in Vernon on September 16. Council was asked to consider whether they wish the meeting of Council scheduled for September 17, 1974, cancelled, or the commencement time varied.

MOVED by Ald. Gibson,

THAT the Council meeting of September 17, 1974, be cancelled and, therefore, the schedule of Council Meetings approved by Council on January 8, 1974, be varied accordingly.

- CARRIED UNANIMOUSLY

4. Lookout Emergency Aid Society - Grant Request.

Council noted a letter from the Lookout Emergency Aid Society dated August 19, 1974, appealing a decision of Council not to approve a grant to the organization.

The City Clerk advised Council that the organization has requested to withdraw their letter at this time.

MOVED by Ald. Hardwick

THAT the Lookout Emergency Aid Society's letter dated August 19, 1974, be withdrawn as requested.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)5. British Columbia Amateur Wrestling Association - Grant Request.

Under date of August 14, 1974, the B.C. Amateur Wrestling Association submitted a letter requesting a grant of \$1,000 to help cover the cost of staging the 1975 Championships of the Association.

MOVED by Ald. Hardwick

THAT the letter from the British Columbia Amateur Wrestling Association be received, and the organization be advised of Council's policy in respect of such Sports grant requests.

- CARRIED UNANIMOUSLY.

6. National Youth Orchestra Association of Canada - Grant Request.

Under date of August 19, 1974, the National Youth Orchestra Association of Canada submitted a letter requesting a grant to the organization equal to the rental of the Queen Elizabeth Theatre, (\$3,600 for three concerts). It was noted that Council had approved a similar grant request in 1973, subject to certain conditions.

MOVED by Ald. Massey.

THAT a grant in the amount of \$3,600, equal to the rental of the Queen Elizabeth Theatre, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

MOVED by Ald. Linnell,

THAT a grant equal to 50% of the rental of the Queen Elizabeth Theatre, based on the non-commercial rate, to the National Youth Orchestra Association, be approved.

- (not put)

7. Vancouver Society for Early Music - Grant Request.

The Council noted a letter from the Vancouver Society for Early Music, dated August 14, 1974, in which the organization is requesting an additional grant of \$2,000 to rent premises at 2715 West 12th Avenue for the purpose of storage and rehearsal space. Council was advised that a grant of \$2,000 had already been approved to this organization on April 9, 1974.

MOVED by Ald. Hardwick

THAT no action be taken on this grant request at this time and the organization be advised that Council is inclined to defer the request to next year when Annual Grants are again considered. However, if it so wishes, the organization has the right to appeal this decision.

- CARRIED

(Alderman Rankin - opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)8. Vanier Park - Community Music School

The Council noted the following letter, dated August 22, 1974, submitted by the Mayor.

" The City owns Building 14 in Vanier Park and on November 20, 1973 Council agreed that we should lease that building to the Community Music School. The Music School wishes to refurbish the building so it compliments the present facilities in Vanier Park, so it is as unobstrusive as possible, and so it can be developed as a Community Music Centre.

The Music School has succeeded in obtaining \$333,333.00 from the Provincial Government. Their private fund-raising has to this point come up with \$125,000.00 and they hope to have \$500,000.00 through private fund-raising by November 15, 1974. To the present the Federal Government has been reticent to aid the school. Evidently they feel they have already donated the land and building to the City.

Like a swimming pool, community centre, or skating rink, the Community Music School in Building 14 can become a valuable asset to the community.

The City should aid in financing the redevelopment of this valuable civic asset for a number of reasons. First, it will allow the disposition of Building 14 to be finally established and will allow us to complete Building 14's renovations as soon as possible. This was very important to the people in the surrounding neighbourhood. Further, a contribution will allow the school to continue with its excellent program uninterrupted. Finally, if the City makes a significant contribution to the redevelopment of Building 14, it will give the school's fund-raisers extra impetus in their dealings with both the federal and private sectors.

I therefore RECOMMEND that the City approve \$333,333.00 toward the refurbishing of Building 14 and that the funds come out of the 1975 Supplementary Capital Budget. "

Council also noted a letter from the National Professional Music Teachers' Association, opposing the proposed civic grant to the Community Music School.

A further letter from the B.C. Registered Music Teachers' Association, dated August 24, 1974, was also before the Council, suggesting the matter be deferred until late September, when the organization can make an effective and personal representation.

Council's attention was also drawn to a report of the Director of Planning contained in Department Report, dated August 23, 1974, Building and Planning Matters, Clause 4, in which the matter of a Development Permit Application regarding the use of the building at 1170 Chestnut Street for the Music School was detailed.

Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd)Vanier Park - Community Music School (Cont'd)

MOVED by Ald. Hardwick

THAT the whole matter of the Community Music School project, including the Development Permit Application referred to in Clause 4, Department Report, Building and Planning Matters, dated August 23, 1974, be referred to the Finance Committee to consider:

- (a) funding proposals;
- (b) a review through the Board of Administration (and the Board with the appropriate City Officials) to ascertain the appropriateness of design of the project and in terms of cost, use, in part, for museum storage, in what way the project can be considered a continuing City asset with City financial participation;
- (c) general policy involved.

FURTHER THAT

- (a) the architects be requested to discuss with the Urban Design Panel, the objections of the Panel to the proposed landscaping;
- (b) the Organizations asking to appear be heard by the Committee and subsequently by the Council, if the Organizations so request.

- CARRIED UNANIMOUSLY

9. New Provincial Legislation Relating to Assessments and Taxation.

Council noted a letter from Alderman Volrich, as the City's representative on the Union of British Columbia Municipalities, on the matter of New Provincial Legislation on Assessments and Taxation. The letter made general comments, present restrictions, the effects and future policies and concluded with the following recommendation:

"The City of Vancouver file a brief directly with the Special Committee of the Legislature and that the brief be prepared by the Director of Finance in consultation with the Board of Administration and the Finance Committee."

Council was advised that the Director of Finance is already preparing such a brief, which is expected to be on the Finance Committee's Agenda for consideration on Thursday, August 29, 1974.

The Mayor also advised that he has written to the Chairman of the Legislature's Special Committee, requesting the Committee to receive and consider the City's brief in September, which will be beyond the deadline for receiving briefs.

MOVED by Ald. Volrich

THAT the recommendation contained in Alderman Volrich's letter be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

10. Disposal of certain City-owned Lands,
East and West of former Jericho Defence Lands.

The Council noted a letter received from the Park Board dated August 22, 1974, regarding the disposal of City-owned lands East and West of Jericho Defence Lands.

A letter from the West Point Grey Civic Association was also noted, requesting permission for a delegation to appear before Council concerning City-owned properties in Block 130 bounded by Trimble, Belmont, Sasamat and Hadden Streets.

MOVED by Ald. Pendakur

THAT this matter be deferred pending the hearing of a delegation from the West Point Grey Civic Association later this day.

- CARRIED UNANIMOUSLY.

11. Enforcement of Zoning By-law and Street
and Traffic By-law in the area of the P.N.E.

MOVED by Ald. Pendakur

THAT the request of Mrs Phyllis Alfeld, as contained in her letter of August 26, 1974, to appear as a delegation later this day to discuss the matter of enforcement of by-laws in the P.N.E. area, be granted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

- A. BOARD OF ADMINISTRATION
REPORT, August 23, 1974.

Works & Utility Matters
(August 23, 1974)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Lane South of 48th Avenue from Nanaimo Street to Clarendon Street and Lane East of Nanaimo Street from 48th Avenue to 49th Avenue
- Cl. 2: B.N. Spur Track Across Glen Drive at Fifth Avenue
- Cl. 3: Pavement Widening on Victoria Drive at North Approach to 54th Avenue
- Cl. 4: Tender No. 56-74-1 - Supply of Asphalts - Liquid and Paving
- Cl. 5: Street Width - 1700/1800 Blocks East 15th Avenue

The Council took action as follows:

Clauses 1, 2, 3, 4 & 5.

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration contained in Clauses 2, 3 and 4, be approved, and Clauses 1 and 5 be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)Capital Budget: Policy.

When considering Clause 3, Board of Administration report, Works and Utility Matters, dated August 23, 1974, Commissioner Ryan advised of the policy of Council, approved in 1966, which gives the Board of Administration authorization to approve amounts up to \$5,000 under the Capital Budget. Because of inflation, it was suggested that Council may wish to extend the authority up to an amount of \$10,000.

MOVED by Ald. Bowers

THAT the Council policy of May 17, 1966, in respect to the Board of Administration being authorized to approve Capital Budget items up to an amount of \$5,000 be changed to cover an amount up to \$10,000.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(August 23, 1974)

Illegal Accommodation - Hardship
Mr. Piara Singh Sandhu
875 West 63rd Avenue. (Clause 1)

MOVED by Ald. Bowers

THAT the Hardship Application from Mr. Piara Singh Sandhu be granted for a further period of six months.

- CARRIED

(Mayor Phillips - opposed)

Fire and Traffic Matters
(August 23, 1974)

Taxi Industry - Fare Increases
(Clause 1)

MOVED by Ald. Hardwick

THAT the recommendation of the Board of Administration contained in this report be approved and the Vehicles for Hire Board be requested to report back to the next meeting of Council.

- CARRIED UNANIMOUSLY

Finance Matters
(August 23, 1974)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Quarterly Review of Revenues and Expenditures as at June 30, 1974
- Cl. 2: Investment Matters (Various Funds) June, 1974
- Cl. 3: Establishment of an Evening Key Punch Shift
- Cl. 4: New Position - Junior Fire Alarm Operator-Helper
- Cl. 5: Retaining of Outside Lawyers
- Cl. 6: Pacific National Exhibition - 1974 Operating and Capital Budgets

The Council took action as follows:

Cont'd

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters
August 23, 1974. (Cont'd)

Clauses 1 - 5.

MOVED by Ald. Pendakur

THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3, 4, and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Pacific National Exhibition - 1974
Operating and Capital Budgets. (Clause 6)

MOVED by Ald. Pendakur

THAT the 1974 Capital Budget for the Pacific National Exhibition, as detailed in the Board of Administration Report, be approved and the 1974 Operating Budget for the Pacific National Exhibition be received for information.

- CARRIED UNANIMOUSLY

Personnel Matters
(August 23, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Personnel Regulation #220 - Vancouver Employees' Savings Plan
- Cl. 2: Employee Handbook

The Council took action as follows:

MOVED by Ald. Pendakur

THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(August 23, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Partial Exchange of Portion of City-owned - N/E Corner Highway 401 and 1st Avenue for 1249 Boundary Road
- Cl. 2: Demolitions
- Cl. 3: Disposal of Portions of Streets and Lanes

The Council took action as follows:

Clauses 1, 2 & 3.

MOVED by Ald. Harcourt

THAT the recommendations of the Board of Administration contained in Clauses 1 and 3 of this report be approved, and Clause 2 be received for information.

- CARRIED

(Ald. Bowers and Pendakur - opposed clause 3)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

B. DEPARTMENT GENERAL
REPORT, August 27, 1974.

Works & Utility Matters
(August 23, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Shinerama '74 For Cystic Fibrosis
- Cl. 2: Proposed Foot Race in the West End
- Cl. 3: Recycling Pilot Projects

The Council took action as follows:

Shinerama '74 for Cystic Fibrosis. (Clause 1)

MOVED by Ald. Gibson

THAT permission be granted to the Student Association of the British Columbia Institute of Technology to place shoe shine boxes on City street allowance, and to hold a shoe shine day in Vancouver on September 13, 1974, permission be subject to the following conditions:

- i. Provision of adequate insurance coverage satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may result from the Shinerama.
- ii. That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks.

- CARRIED UNANIMOUSLY

Proposed Foot Race in the West End. (Clause 2)

Council was advised that the proposed Foot Race in the West End will not now take place, and the organizer, Mr. J. Brennan has requested that the matter be withdrawn.

MOVED by Ald. Gibson,

THAT, as requested, this Clause be withdrawn.

- CARRIED UNANIMOUSLY

Recycling Pilot Projects. (Clause 3)

In considering this Clause, Mr. Boyes, Assistant City Engineer, Planning and Control Division, gave a detailed explanation of the report with the aid of a map giving the legend of the various re-cycling projects.

MOVED by Ald. Bowers

THAT the weekly pilot recycling program be continued until February, 1975, at an estimated net cost of \$32,000, during which period there would be experimental modifications to a limited number of our present vehicles and the recycling suitability of alternate type of vehicles would be investigated. The results of the program and feasibility of any new vehicles to be reported on, along with the results of the Recycling Depot, in March 1975.

FURTHER THAT the City Engineer approach the Federal and Provincial Governments in an endeavour to have these Governments assist financially in respect of this project.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(August 23, 1974)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Development Permit Application No. 67174
2970 Kingsway
- Cl. 2: Development Permit Application No. 67174
3401 East Hastings Street
- Cl. 3: Ray-Cam Proposal - Disposal of Site
- Cl. 4: Development Permit Application No. 66706
1170 Chestnut Street
- Cl. 5: Demolition of Buildings - 601 - 619, 623 - 627
Howe Street, and 832, 840 Dunsmuir Street
- Cl. 6: Downtown Vancouver Study - Distribution of
Portion of the Draft for use in Public Discussion

The Council took action as follows:

Clauses 1 - 3.

MOVED by Ald. Hardwick

THAT the recommendations of the Director of Planning and the Deputy Director of Planning, contained in Clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application No. 66706,
1170 Chestnut Street. (Clause 4)

For Council action on this Clause, see Page 5.

Demolition of Buildings,
601 - 619, 623 - 627 Howe Street,
and 832, 840 Dunsmuir Street (Clause 5)

MOVED by Ald. Hardwick

THAT this Clause be deferred pending the hearing of a delegation from Mr. Thomas A. Dohm, Q.C., as requested, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

Downtown Vancouver Study - Distribution
of Portion of the Draft for use in
Public Discussion. (Clause 6)

MOVED by Ald. Hardwick

THAT this whole matter be referred to the Civic Development Committee for consideration and report to Council.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters
August 23, 1974.

S.M. Anderson, Claim No. 14414
re Car Accident. (Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the Director of Legal Services contained in this report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Policy Planning -
Management Advisory Committee.

Council considered the following Board of Administration Report, dated August 19, 1974.

" City Council, at its meeting of July 9, 1974, received a communication from the Mayor, stating:

"I believe the Council must make policy decisions in the following areas:

1. Policy Planning;
2. Local area planning;
3. Development Permit Application procedure;
4. Long-range planning;
5. Staffing."

Under "policy planning," the Mayor stated:

"The advisory function, formerly held by the Technical Planning Board, I believe could best be done by a much smaller management advisory committee, headed by the City Commissioner and consisting of five or six senior department heads...I recommend that this general approach be endorsed, and the Commissioner report back to Council with the administrative arrangements."

This proposal was referred to the Board of Administration for report.

I have examined the present civic organization, and the administrative and communication procedures now in use by City Council, civic departments and related Boards. I have also assessed the proposal in light of previous experience in the City organization and the development of municipal government elsewhere in Canada.

My proposals and recommendation are set out below.

The City organization consists of the Board of Administration and eleven departments, namely:

City Clerk, Engineering, Finance, Fire, Health, Law, Permits and Licenses, Personnel, Planning, Q. E. Theatre, and Social Planning.

Associated with the City organization are the following:

Board of Parks and Recreation;
Library Board;
Police Commission;
G.V.R.D.;
Museum and Planetarium Association;
Art Gallery Association;
Pacific National Exhibition;
and the Vancouver School Board.

While the School Board is a more independent body in many respects than the others named above, nevertheless, there are a number of administrative matters of common interest (such as, land use and location of schools, purchasing policies, employee relations and taxation).

The Board of Administration, on a number of previous occasions, has organized department heads' meetings on a regular basis, for discussion of matters of general interest. Over a period, such meetings have petered out as the department heads found themselves more fully occupied with specific problems in their own departments and could not spare time for meetings of a general nature, or which were attempting to deal with matters not related to their specific interests.

As an alternative, the Board of Administration has, as the necessity arose, called together specific department heads and officials of other Boards to deal with matters of common interest, and it is my experience that such an arrangement has proven to be the most expeditious and satisfactory manner in which to resolve the particular problem which had arisen.

Cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Policy Planning - Management Advisory Committee. (Cont'd)

Advice and resolution of problems are most frequently required in the areas of common interest and responsibility of the City Engineer, the Director of Planning, the Director of Finance, the Director of Legal Services, and the Director of Social Planning.

I propose to form a management committee composed of these officials. Any of these officials may propose agenda items. The agenda will indicate the members of the committee required to attend the meeting; the other members may or may not attend, as they choose. Such an arrangement would provide for maximum input without making unnecessary demands on the time and energies of officials not directly concerned with specific items.

Other department heads and officials of the civic Boards listed above may also propose items for the agenda, and where any item should concern such departments or Boards, they will be requested to attend the meeting of the committee.

The function of the Advisory Committee will be to advise the Board of Administration on policy and other matters, for recommendation and report to Council. Such matters would include: the capital expenditure programmes; intergovernmental matters; funding arrangements, including regional transportation; Harbours Board matters; major real estate developments; and special planning items, such as local area planning programmes. The Advisory Committee could also be called upon to establish guidelines for the annual revenue budget, and to prepare proposals for labour negotiations, now conducted on a regional basis.

A definite time and date will be established for meetings of the committee (say, 2:00 p.m., on the second and fourth Wednesdays of each month). Any special items arising would, of course, give rise to need for calling a special meeting.

If Council concurs with the foregoing proposal, your Board RECOMMENDS that the Technical Planning Board be abolished, and the Director of Planning deal with all zoning and development permit matters, in accordance with the recent change in Charter Amendments and Council action of November 6, 1973. The Board of Administration to report back to Council on steps necessary to implement this recommendation. "

MOVED by Ald. Hardwick

THAT the proposal and recommendation of the Board of Administration contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

Change of Title - Commissioner Ryan.

During consideration of the Board of Administration report of August 19, 1974, regarding Management Advisory Committee, the Council discussed the change of title of Mr. Ryan's position and it was

MOVED by Ald. Bowers

THAT the title of 'Commissioner - Board of Administration' be changed to 'City Manager', and the Director of Legal Services bring in the necessary amendments to the Board of Administration By-law.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 10.45 a.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened in Open Council at 2.00p.m.

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The Council reconvened at approximately 2:00 p.m., in the Council Chamber with Deputy Mayor Alderman Linnell in the Chair and the following members present:

PRESENT: Deputy Mayor Alderman Linnell
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Massey, Pendakur, Rankin and
Volrich

ABSENT: Mayor Phillips
Alderman Marzari

ACKNOWLEDGEMENT

The Deputy Mayor acknowledged the presence in the Council Chamber of ten young people from the Y.M.C.A. under the direction of Mr. Cochrane.

DELEGATIONS & UNFINISHED BUSINESS

University Endowment Lands

Council on August 13, 1974, agreed to hear a delegation from the Endowment Lands Regional Park Committee with respect to development of the University Endowment Lands.

Mr. Tom Hethrington addressed the Council and filed a brief requesting Council authorize the Park Board to assess the long term community benefits of major park development on the lands as opposed to the Provincial Government plan for high density housing over approximately 3/4 of the area.

Reference was made to the following motion which was passed by Council on February 5, 1974, with respect to this matter:

"THAT WHEREAS

- a) The University Endowment Lands were originally set aside by the Provincial Government as an endowment for the University of British Columbia and any development of the said lands should be designed to advance the interests of the University and, at the same time, to be consistent with the interests of the City of Vancouver
- b) It is important that the City of Vancouver, the University Community and the Greater Vancouver Regional District be involved with the Provincial Government in planning any development for the area and that certain guidelines for development be agreed upon from the outset

THEREFORE BE IT RESOLVED that the City of Vancouver urge the Provincial Government to consult with the City of Vancouver, the University community and the Greater Vancouver Regional District as to the development of **the University Endowment Lands** and to accept the following statements of policy in the development of the said lands:

- 1) the major part of the area should be preserved in a natural state, open to public, university, and educational use, and in such a way as to preserve the natural environmental qualities of the area, and set aside in perpetuity for such purposes
- 2) the remainder of the area should be developed for university-oriented residential and commercial uses, including such clean technological uses as may serve the interests of the university
- 3) a study should be commissioned within the terms of the foregoing guidelines to determine what areas would be best suited to the uses mentioned and what areas should be preserved in a natural state in the light of ecological and other considerations

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)University Endowment Lands
(continued)

- 4) before any development plan is decided upon public hearings should be sponsored under the joint auspices of the Provincial Government and the City of Vancouver, to invite submissions from interested groups and the general public
- 5) a special agency should be established to carry out the development of the lands with representation from the Provincial Government, the City of Vancouver and the University community
- 6) any lands allocated to housing or commercial development should be made available only on a lease basis.

- CARRIED UNANIMOUSLY."

MOVED by Ald. Gibson,

THAT a Joint Committee of Council and the Vancouver Park Board be appointed and seek a meeting with the appropriate Provincial Cabinet Minister on this matter;

FURTHER THAT a motion be carried forward by our representatives on the G.V.R.D. at its meeting August 28, 1974, to urge such a meeting and to consider additional representation on behalf of the G.V.R.D. at such meeting, with the City of Vancouver's resolution of February 5, 1974, forming a basis for discussion.

- CARRIED UNANIMOUSLY

East Hotel, 445 Gore Avenue

As agreed to earlier this day, Council heard a delegation from Mr. Bruce Eriksen, President of the Downtown Eastside Residents Association, on behalf of the residents of the East Hotel.

Council noted a communication from Mr. Eriksen dated August 20, 1974, on this matter requesting that Council retain the East Hotel as residential accommodation and as an historical building.

Council considered Clause 3 of the report dated August 14, 1974, from Alderman Harcourt, Chairman and Alderman Volrich, Member, of the Standing Committee on Housing. This Clause concluded with the following resolutions:

- "A. THAT the Social Planning Department be instructed to communicate to the tenants of the East Hotel that if they wish to relocate the Social Planning Department would find alternate accommodation for them.
- B. THAT the Social Planning Department report back on relocations required as a result of closures of other hotels in the Downtown Eastside area of the City of Vancouver.
- C. THAT the Social Planning Department report back with recommendations on extra financial and staffing assistance which would be required to establish presence in the Downtown Eastside area in order to relocate tenants when required."

MOVED by Ald. Harcourt,

THAT the foregoing resolutions be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the East Hotel be retained as a residential hotel.

- LOST

(Aldermen Bowers, Harcourt, Massey, Pendakur and Volrich opposed)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

East Hotel, 445 Gore Avenue
(continued)

MOVED by Ald. Rankin,

THAT the City lay charges on a daily basis against the owners of the East Hotel when relevant City By-laws are violated.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the City make it clear that it is not taking any action to relocate the tenants from the East Hotel except when requested to do so voluntarily by any of these tenants.

- CARRIED UNANIMOUSLY

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During consideration of the foregoing item, the Council observed a short recess.

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Fire By-law Upgrading
Requirements

As agreed to earlier this day, Council heard the following delegations with respect to Fire By-law upgrading requirements:

- (a) Mr. R. Gibson representing the B.C. Rental Housing Council addressed the Council and filed a brief outlining the practical difficulties of the Fire By-law upgrading proposals and the cost impact on members of the B.C. Rental Housing Council and their tenants. This brief also put forward suggestions re retention of certain equipment and investigation of new technological improvements.
- (b) Mr. Bruce Eriksen representing D.E.R.A. spoke in support of enforcement of the Fire By-law.
- (c) Mr. Quon H. Wong representing the Vancouver Rooms and Apartment Owners' Association made a plea for relaxation of the Fire By-law upgrading requirements particularly with respect to sprinklers because of the economic hardship which would be imposed on members of his Association if the required upgrading were undertaken.

MOVED by Ald. Hardwick,
THAT

- (a) the representations of the delegations be received and referred to the appropriate officials for comments to the Standing Committee on Housing;
- (b) the Standing Committee on Housing consider the question of timetabling and priorities for implementation of the Fire By-law outside the core area;
- (c) the Standing Committee on Housing meet with the delegations appearing this day to discuss with them their specific recommendations;
- (d) the Committee consider new technological advances.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Bowers,

THAT Council request the Provincial Rentalsman, when considering rent increases, to take into account the cost to owners and operators of rooming houses and apartments of meeting all applicable City By-laws.

- CARRIED

(Alderman Rankin opposed)

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DELEGATIONS AND COMMUNICATIONS (cont'd)

Proposed Sale of City-Owned Lands
in the Jericho/Locarno Area

As agreed to earlier this day, Council heard a delegation from Mr. Frew and Mrs. Piggott on behalf of the West Point Grey Civic Association. The delegation filed a brief and requested Council to retain, as park, City-owned lands being Lots 12, 13, 18 and 19, Block 130, D.L. 540 bounded by Trimble, Belmont, Sasamat and Hadden Streets and in addition, to acquire the balance of the property in this block for park purposes.

Reference was made to the resolution of Council 'In Camera' of July 9, 1974, that there be consultation with the Park Board with respect to maintaining these lots as part of the park system. Council also noted the following letter from the Park Board dated August 22, 1974:

"The following is an excerpt from the minutes of the last meeting of the Board held on August 19, 1974:

..."DISPOSAL OF CITY OWNED LANDS EAST AND WEST OF FORMER JERICHO DEFENCE LANDS, TO PROVIDE FUNDING FOR JERICHO PARK DEVELOPMENT

'Board members reviewed a report dated August 15, 1974, prepared by the Director of Planning & Development and Board of Administration report dated June 11, 1974, which suggested disposal of City and park lands to provide substantial funds for Park Board's development of the former Jericho Defence Lands.

'After discussion, it was regularly moved and seconded,

'RESOLVED: That the Board agree that the City dispose of City owned Lot 4, Block 133 in Area 3, and Lots 1-4 and 7-10 in Area 4 except for further consideration of retention for parking purposes of Lots 4 and 7; and that the City consider the possible closure of Trimble Street at N.W. Marine Drive and the possibility of a pedestrian easement through Lot 4 in Area 3.

- Carried.

'It was regularly moved and seconded,

'RESOLVED: That the Board agree to sale of Park Board and City owned lands in Area 1 (Blocks 129 and 130) except for lots 12, 13, 18 and 19 in Block 130 to be retained for park purposes for the present, on the understanding that funds generated as suggested in the Board of Administration report be put towards development of Jericho Defence Lands.

- Carried."...

MOVED by Ald. Harcourt,

THAT the representation by the delegation be received.

(amended)

MOVED by Ald. Hardwick in amendment,

THAT the representation by the delegation be received and that Lots 12, 13, 18 and 19, Block 130, D.L. 540, be retained for park purposes.

- CARRIED

(Aldermen Bowers and Harcourt opposed)

cont'd....

Regular Council, August 27, 1974 17

DELEGATIONS AND COMMUNICATIONS (cont'd)

Proposed Sale of City-Owned Lands in the Jericho/Locarno Area (continued)

MOVED by Ald. Rankin in amendment
to the amendment,

THAT the City-owned lands in Block 130 be retained for park purposes and the cost of the maintenance of these lots and any costs relating to acquisition of other property in this Block be allocated from the funds designated for development of the Jericho lands.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey, Pendakur, Volrich and Deputy Mayor Alderman Linnell opposed)

The motion of Alderman Harcourt as amended by Alderman Hardwick and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the representation by the delegation be received and that Lots 12, 13, 18 and 19, Block 130, D.L. 540, be retained for park purposes."

MOVED by Ald. Hardwick,

THAT the communication from the Park Board dated August 22, 1974, be received for information.

- CARRIED UNANIMOUSLY

P.N.E. Parking

As agreed to earlier this day, Council heard a delegation from Mrs. Phyllis Alfeld on parking in the vicinity of the P.N.E. Mrs. Alfeld addressed the Council and urged immediate enforcement of the Street and Traffic By-law and requested Council to instruct the Director of Permits and Licenses to immediately close down all illegal parking lots in the vicinity of the P.N.E.

In this regard Council noted Clause 4 of the report of the Standing Committee on Community Development dated August 15, 1974, on this matter which contained the following recommendation:

"THAT there be no relaxation of the Parking By-law in the area adjacent to the P.N.E. during the Exhibition."

MOVED by Ald. Volrich,

THAT the above recommendation of the Standing Committee on Community Development be approved.

(amended)

MOVED by Ald. Rankin,

THAT Council reaffirm enforcement of the Street and Traffic By-law and the Police Department be so instructed.

(not put)

MOVED by Ald. Hardwick in amendment,

THAT the following words be added after the motion:

"effective September 3, 1974."

- CARRIED

(Aldermen Harcourt and Rankin opposed)

The motion as amended by Alderman Hardwick and reading as follows was put and CARRIED:

"THAT the above recommendation of the Standing Committee on Community Development be approved effective September 3, 1974."

(Aldermen Harcourt and Rankin opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)D. Housing Registry and Relocation Service.

Council considered the following Board of Administration report, dated August 23, 1974:

"Vancouver City Council on June 25, 1974 passed the following motion when dealing with the Standing Committee on Housing report dated June 11, 1974. This motion read in part:

"That the matter of relocation, housing registry and computer time be referred to the Board of Administration for report".

BACKGROUND

Discussions on this topic have been going on for some time. In order to provide a common base for presenting this issue the following definitions are required:

Housing registry - listing of available accommodations categorized by area, type, cost etc. Registry would also include listings of legal suites.

"People" registry - listing of applicants grouped by family size, desired neighbourhood, services required, etc.

Computer system - automated system for sorting, categorizing and storing information required in both the above registries.

Relocation service - a transportation service oriented to those who find it difficult to reach units available for inspection. This would include senior citizens, handicapped people and families without cars.

The above functions and services have been recommended in staff reports, briefs and presentations to Council. The Social Services Committee, the Housing Committee and the Community Development Committee have also indicated support for one or more of the above functions.

A report from the Director of Social Planning was submitted to the Standing Committee on Housing outlining a proposal to acquire a private housing registry. This report was presented to Council June 25th and was referred to the Board of Administration for review.

Your Board has had discussions and has held meetings with various departments including Finance, Data Processing, Permits and Licenses and Social Planning. These discussions focused on methods of funding and operating a registry and relocation service and also examined the proposal to purchase "Timesavers". The following notes refer:

FUNDING

Sources of funding for registry and relocation services are as follows:

Federal government, although not interested in active participation, may fund the research or the establishment of such a program under provisions contained in the National Housing Act (Part V) or under the Canada Assistance Program.

- The Minister of Housing recently announced that annual grants are now available through his department to fund housing registries. These grants of up to 15 cents per capita will be available to such services operated by a regional district, municipality or non-profit society. The per capita grants would be subject to a municipality contributing up to 50 per cent of the Provincial grant.

- The Greater Vancouver Regional District, Housing and Planning Departments have discussed a housing registry in the past. The Regional District has recently received amendments to their "Letters Patent" which permit the establishment of regional, non-profit housing corporation. Such a corporation may well satisfy the provincial criteria concerning management by a non-profit organization.

Cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)Housing Registry and
Relocation Service. (Cont'd)OPERATION

Operation of a registry and relocation service could be undertaken at one of three different levels:

1. City of Vancouver
2. Greater Vancouver Regional District Non-Profit Housing Corporation
3. Non-profit Society (eg. Y.W.C.A., Vancouver Rental Aid, etc.)

All three alternatives would be eligible for the Provincial funding outlined previously.

TIMESAVERS PROPOSAL

In reviewing the proposal to acquire this agency it was initially agreed by staff that purchase of Timesavers had several disadvantages. These included:

- an inflated value for basic computer services
- a commitment to high ongoing operating costs (estimated at a total of \$121,860 per annum)
- the Provincial government's refusal to cost-share the endeavour if it was owned or operated by the City.

The principal advantage appeared to be the fact that acquiring Timesavers would provide an 'instant registry'. Staff, computer leases and office leases were included in the purchase price. No set-up time would be required and the service would be functional immediately.

On review of this proposal the situation has changed somewhat:

- the asking price for purchase of Timesavers has been reduced from \$48,000 to \$28,000 and
- the Provincial government through the Department of Housing will fund a registry owned or operated by the City.

In view of the foregoing, your Board is of the opinion that an analysis be made of the most recent offer. This analysis is to be carried out by the Planning Department and the Social Planning Department in conjunction with representatives from the Department of Housing and any other agency staff feel should be involved.

Y.W.C.A. AND VANCOUVER RENTAL AID HOUSING
RELOCATION PROPOSALS

Council, at its regular meeting, April 2, 1974 adopted the following motion:

"That the YWCA be given a grant of \$40,000.00 (as per budget attached in Appendix I of Social Planning Department report on YWCA & Vancouver Rental Aid Housing Relocation Proposals dated March 11, 1974) to develop and expand their present housing registry and relocation services over the next twelve months.

Further that the YWCA grant be conditional on agreement from them to:

- (a) extend service priorities to senior citizens, handicapped persons, families on low and fixed incomes, and persons in emergency situations.
- (b) through Rental Aid, make all housing listings and related services available to the various local housing registries in City Information Centres.

(That this grant also be conditional upon appropriate sharing arrangements with the Provincial Government as suggested in Appendix II of the Social Planning Department report on YWCA & Vancouver Rental Aid Housing Relocation Proposals dated March 11, 1974)

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)Housing Registry and
Relocation Service (Cont'd)

It was also moved:

"That the grant recommendation of \$33,310.00 to the Vancouver Rental Aid as contained in this clause, together with the recommended conditions set out therein, be approved.

-CARRIED BY THE REQUIRED
MAJORITY

Both these grants were for a twelve month period and were subject to a 'cost sharing' agreement with the Provincial Government. The Province did not support either request pending clarification of a general housing registry policy.

In view of the recently announced Provincial policy, Council may wish to reaffirm the motion of April 2, 1974 and ask that the Provincial Government make available funds to assist these two organizations until March 31, 1975. These funds could be pro-rated to cover the period from September 1, 1974 through to March 31, 1975.

YWCA pro-rated grant (period from Sept. 1/74-Mar. 31/75)	\$23,331
City share (based on new Provincial Government program)	\$ 7,777
Vancouver Rental Aid (period from Sept. 1/74-Mar. 31/75)	\$19,425
City Share	\$ 6,475

It is anticipated that the study on registries and relocation services would be completed by March, 1975 and Council would then be in a position to determine whether to continue to support the YWCA and Vancouver Rental Aid.

SUMMARY

Housing is a fundamental regional problem. Solutions therefore, should be oriented in a regional perspective. In studying the feasibility of a housing registry and relocation service City staff should work closely with Regional and Provincial officials as well as representatives from registries now in operation.

RECOMMENDATIONS

Your Board RECOMMENDS:

1. that the Planning Department and Social Planning Department together with representatives from the Regional District, the Provincial Government and related non-profit agencies meet and determine the most appropriate method of developing a registry and relocation service. This study to be co-ordinated by the Social Planning Department and to include an investigation of the most recent Timesavers proposal.

On completion of the report the Planning Department and Social Planning Department report back to Council through the Board of Administration and the Housing Committee.

Cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)Housing Registry and
Relocation Service (Cont'd)CONSIDERATION

Your Board submits for CONSIDERATION:

That Council amend the motion of April 2, 1974 to read as follows:

1. that the YWCA be given a grant of \$23,331 to develop and expand their present housing registry over the next seven months.

That Council amend the motion of April 2, 1974 to read as follows:

2. that Vancouver Rental Aid be given a grant of \$19,425 to develop and expand their programs of placing VOP volunteers in local Information Centers and in providing co-ordination of such local services over the next seven months.

Further, that these two grants be conditional on the clauses adopted by Council April 2, 1974 when first considering these two grants and also that these two grants be subject to appropriate cost-sharing arrangements with the Provincial Government as suggested in the 'Funding' section of this report. "

MOVED by Ald. Rankin

THAT the recommendation of the Board of Administration contained in the foregoing report, be approved;

AND FURTHER THAT in respect to the Council resolution of April 2, 1974, as quoted in the Board Report, the Director of Finance be instructed to advance the City's share of the grant, based on the Government's recently announced policy for sharing.

- CARRIED UNANIMOUSLY.

E. Proposed Broad Liability Insurance Coverage.

Under date of August 20, 1974, the Board of Administration submitted a joint report from the Director of Finance, Director of Legal Services and the Supervisor of Property and Insurance, concerning the Proposed Broad Liability Insurance Coverage. The report outlined the history of the topic, Guidelines, Comparison of Brokers' Proposals, Summary and Conclusions and Comparison of Present and Proposed Insurance. The Civic officials concluded with the following recommendations which were endorsed by the Board of Administration.

- (a) That in order for the City to obtain as broad Catastrophe Liability Insurance as possible the proposal of Reed Shaw Stenhouse be accepted for a three-year term at a cost of \$43,569. per annum.
- (b) That the present coverages with Macaulay Nicolls Maitland be cancelled pertaining to general liability, malpractice for the Health Department and Engineers and Architects' Errors and Omissions.
- (c) That Reed Shaw Stenhouse be requested to endeavour to obtain additional coverage for Engineers and Architects to increase limits to 20 million dollars and that the cost be added to recommendation (a) if not excessive.
- (d) That the final form of the policies be subject to approval of the Director of Finance and the Director of Legal Services."

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Proposed Broad Liability Insurance Coverage. (Cont'd)

MOVED by Ald. Rankin

THAT the recommendations as contained in the foregoing report of the Board of Administration, dated August 20, 1974, be approved.

- CARRIED UNANIMOUSLY

(Copy of the Board of Administration
Report is on file in the City Clerk's Office.)

I. Report of the Standing Committee on
Waterfront and Environment, (August 8, 1974)

The Council considered this report of the Committee which contains three clauses identified as follows:

- Cl. 1: End of Main Street and Adjoining Foreshore
- Cl. 2: North Fraser Harbour Commission
- Cl. 3: Development Permit Application No. 67608 -
Alberta Wheat Pool

The Council took action as follows:

Clauses 1, 2 & 3.

MOVED by Ald. Gibson,

THAT the recommendation of the Committee contained in Clause 1 be approved, and Clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

II. Report of the Standing Committee
on Housing, (August 14, 1974.)

The Council considered this report, submitted by Aldermen Harcourt and Volrich, as members of the Housing Committee, due to the lack of a quorum.

The report contains seven clauses, identified as follows:

- Cl. 1: Senior Citizens Housing Site
- Cl. 2: Housing Corporation and Land Banking
- Cl. 3: East Hotel
- Cl. 4: Downtown Eastside Housing Study
- Cl. 5: Open Bible Chapel
- Cl. 6: Fire By-law
- Cl. 7: Fire and Lodging House By-law Appeals

The Council took action as follows:

Clauses 1, 2, 4, 5 and 7.

MOVED by Ald. Harcourt

THAT the resolutions of the Committee, contained in Clauses 1, 2, 4, 5 and 7, be approved.

- CARRIED UNANIMOUSLY

Cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

East Hotel (Clause 3)

Fire By-law (Clause 6)

These Clauses were dealt with earlier in the day,
see pages 14 and 15, respectively.

III. Report of the Standing Committee
on Waterfront and Environment (August 15, 1974)

The Council considered this report of the Committee which
contains six clauses identified as follows:

- Cl. 1: Development Permit Application #67608 - North
Foot of Cassiar Street - Alberta Wheat Pool
- Cl. 2: Development Permit Application #67589 - North
Kent Avenue, Fraser River Area
- Cl. 3: Development Permit Application #67599 - 8211
Borden, Fraser River Area
- Cl. 4: Kent Avenue - Industrial Route
- Cl. 5: Lease of Waterfront Lot North of Denman Street end
- Cl. 6: Board of Trade Comment on Stage 3 Waterfront
Planning Study

The Council took action as follows:

Development Permit Application #67608
North Foot of Cassiar Street -
Alberta Wheat Pool (Clause 1)

MOVED by Ald. Gibson

THAT the resolution and recommendation of the Committee
contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2 - 6.

MOVED by Ald. Gibson

THAT the recommendations of the Committee contained in
Clauses 2, 3, 4 and 5, be approved and Clause 6 be received for
information.

- CARRIED UNANIMOUSLY

IV Report of the Standing Committees on
Community Development and Finance and
Administration, (August 15, 1974)

Adanac North Plan/Hastings Sunrise Action Council
(Clause 1)

In considering this Clause, Alderman Volrich requested
that the matter be referred back to the Committee for further
consideration because of subsequent information received from the
Provincial Government with respect to the purchase of the property
involved.

MOVED by Ald. Volrich

THAT Clause 1, concerning Adanac North Plan be received
and referred back to the Standing Committee on Community Development.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

V Report of Standing Committee on
Community Development (August 15, 1974)

The Council considered this report of the Committee which contains four clauses identified as follows:

- Cl. 1. Neighbourhood Pub Applications - Terms of Reference.
 - A. Neighbourhood Pub - 2010 West 4th Avenue.
 - B. Neighbourhood Pub - 961 Denman Street.
 - C. Neighbourhood Pub - 7161 Victoria Drive.
 - D. Neighbourhood Pub - 848 East 28th Avenue.
 - E. Neighbourhood Pub - 7619 Nanaimo Street.
- Cl. 2. Off-Street Parking in the West Broadway District.
- Cl. 3. Liquor Permit Application - 141 Keefer Street.
- Cl. 4. Parking in the P.N.E. Area during the Exhibition.

The Council took action as follows:

Neighbourhood Pub Applications
Terms of Reference. (Clause 1)

MOVED by Ald. Volrich

THAT the recommendation of the Committee, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

A. Neighbourhood Pub - 2010 West 4th Avenue.

MOVED by Ald. Volrich

THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Neighbourhood Pub - 961 Denman Street.

MOVED by Ald. Volrich

THAT the recommendation of the Committee, contained in this clause, be approved.

(amended)

MOVED by Ald. Hardwick (in amendment)

THAT the recommendation of the Committee, contained in the clause be amended whereby the applicant also provide a signed statement from the residents of the adjoining residential blocks within a one-block radius of the proposed pub, stating that they have no objections.

- CARRIED

(Aldermen Gibson and Rankin - opposed)

The Motion of Alderman Volrich, as amended and reading as follows was put and

- CARRIED

"MOVED by Ald. Volrich

THAT the recommendation of the Committee, contained in this clause, be approved and the applicant also provide a signed statement from the residents of the adjoining residential blocks within a one-block radius of the proposed pub, stating that they have no objections."

(Aldermen Gibson, Hardwick and Rankin - opposed)

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Development (Cont'd)

Neighbourhood Pub Applications.

- C. Neighbourhood Pub - 7161 Victoria Drive.
- D. Neighbourhood Pub - 848 East 28th Avenue.
- E. Neighbourhood Pub - 7619 Nanaimo Street.

When considering Clauses C and E the Chairman requested that the Committee's recommendations in each clause be changed so that the referendum be carried out in a four-block radius, rather than a two-block radius.

It was suggested that in considering the foregoing clauses and future Neighbourhood Pub applications, the Council have the benefit of a map of the location showing existing liquor establishments in the area, and photographs showing the proposed premises.

MOVED by Ald. Volrich

THAT Clauses C, D and E be referred back to the Community Development Committee for further explanation by way of maps and photographs, on the understanding that the referenda referred to, if carried out, will be on the basis of a four-block radius.

- CARRIED UNANIMOUSLY

Off-Street Parking in the
West Broadway District (Clause 2)

MOVED by Ald. Volrich

THAT the recommendations of the Committee, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Liquor Permit Application
141 Keefer Street (Clause 3)

MOVED by Ald. Volrich

THAT the recommendations of the Committee, contained in this Clause, be approved.

- CARRIED

(Alderman Massey - opposed)

Parking in P.N.E. Area During the Exhibition (Clause 4)

This Clause was dealt with earlier in the day - see pages 16 and 17.

G.V.R.D. Matters

There were no comments concerning G.V.R.D. matters with respect to the meeting to be held August 28, 1974.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4702
BEING THE BUILDING BY-LAW
(Sprinkler Systems in Office Buildings)

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT BY-LAW.

The Council agreed to withdraw this By-law to a future meeting of Council as there were insufficient members of Council present who were eligible to vote on the matter.

MOTIONS

1. Cleaning Sidewalks in Commercial Areas.

The following Notice of Motion was submitted by Alderman Massey at the Council meeting on July 23, 1974, and tabled at the Council meeting on July 30, 1974, until Alderman Massey returned from Leave of Absence:

MOVED by Ald. Massey
SECONDED by Ald. Linnell

THAT WHEREAS the City incurs great cost cleaning the boulevards and sidewalks abutting private property in commercial areas;

AND WHEREAS the commercial property owners are to a large extent the beneficiaries of this work;

THEREFORE BE IT RESOLVED THAT the Council intends to seek a Charter amendment which would make it the responsibility of the commercial property owner to maintain in a fit state of cleanliness his abutting section of sidewalk and boulevard and instructs the Director of Legal Services and the City Engineer to report back on the feasibility of this proposed Charter amendment.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

2. Closing, Stopping up and Conveyance
of part of Lane North of Lots "A"
and "B", Block 335, District Lot 526,
N/W Corner Oak Street and Broadway.

MOVED by Ald. Rankin

SECONDED by Ald. Gibson

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The 2 feet of lane lying to the north of Lots "A" and "B" of Lots 11 and 12, Block 335, District Lot 526, Plan 8153, situated on the north west corner of Oak Street and Broadway is surplus to the City's highway requirements;
3. The owner of said Lots "A" and "B" has made application to acquire the surplus said 2 feet;

THEREFORE BE IT RESOLVED THAT 1) that part included in Explanatory Plan 10460 of Parcel "A" (Reference Plan 770) of Lot 11; and 2) that part included in Explanatory Plan 10460 of Lot 12 except the west $\frac{1}{2}$, ALL of Block 335, District Lot 526 be closed, stopped up and conveyed to the owner of abutting Lots "A" and "B", said Block 335, and

BE IT FURTHER RESOLVED THAT the said closed portions of lane be consolidated with the said Lots "A" and "B".

- CARRIED UNANIMOUSLY

3. Vancouver Heritage Advisory Board
Reappointment - Mr. John Raybould.

MOVED by Ald. Hardwick

SECONDED by Ald. Linnell

THAT WHEREAS

Mr. John Raybould had advised that he was unable to serve on the Vancouver Heritage Advisory Board;

AND WHEREAS, Vancouver City Council on July 23, 1974, moved that Mr. Raybould's resignation be accepted;

AND WHEREAS, Mr. John Raybould has now advised that he is able to take on full responsibilities as a member of the Vancouver Heritage Advisory Board;

THEREFORE, BE IT RESOLVED, that Mr. John Raybould be reappointed as a member of the Vancouver Heritage Advisory Board.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 6.10 p.m.

The foregoing are Minutes of the Regular Council meeting
of August 27, 1974, adopted on September 10, 1974.

A. Phillips
MAYOR

E. M. Little
CITY CLERK

Board of Administration Report, August 23, 1974 (WORKS - 1)

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

INFORMATION:

1. Lane South of 48th Avenue from Nanaimo Street to Clarendon Street and Lane East of Nanaimo Street from 48th Avenue to 49th Avenue.

The City Engineer reports as follows:

"At a Court of Revision on May 2, 1974, Council dealt with the above noted project, as follows:

'THAT Project 112, Schedule 425, be approved, but the City Engineer take no action to proceed at this time, pending the result of Mr. Bell's canvass of the affected property owners with respect to their paying 1/3 of the cost of installing speed bumps in this lane.'

A letter has been received from Mr. Bell stating that the property owners are not in favour of paying the additional cost of installing speed bumps in this lane.

I am therefore proceeding with the approved lane paving project."

Your Board submits this matter for Council's INFORMATION.

RECOMMENDATIONS:

2. B.N. Spur Track Across Glen Drive at Fifth Avenue

The City Engineer reports as follows:

"The Burlington Northern Inc. have applied to cross Glen Drive at Fifth Avenue with a spur track to serve Seacon Services on the east side of Glen.

I RECOMMEND that:

- (a) The application be approved subject to conditions set out in a railway crossing agreement satisfactory to the Director of Legal Services.
- (b) Your Engineer be authorized to sign the application (to the Railway Transport Committee) on behalf of the City after:
 - (i) the plan has been amended to his satisfaction;
 - (ii) the BNI has executed the said railway crossing agreement.
- (c) The agreement be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS the foregoing be approved.

3. Pavement Widening on Victoria Drive at North Approach to 54th Avenue

The Acting City Engineer reports as follows:

"Complaints have been received about the inadequate traffic capacity of the existing pavement on Victoria Drive at the intersection of 54th Avenue.

Investigations of the traffic movements at this intersection show that the single lane for southbound traffic no longer has sufficient capacity to accommodate both the through and left turn movements. The left turn movement is opposed by a substantial northbound volume during peak hours resulting in significant delays to southbound traffic including transit vehicles.

Clause 3 cont'd

It is proposed to widen the pavement to create two lanes of traffic southbound at this intersection which would relieve the congestion and enable the transit vehicles to maintain their schedules.

The work consists of modifications to the islands on the west side of Victoria Drive and the estimated cost including the necessary changes to the existing electrical plant is \$7,210.00. Funds are available in the 1974 Capital Budget Account No. 148/7924 'Left Turn Bays Unappropriated'.

I RECOMMEND this widening be undertaken."

Your Board RECOMMENDS the above recommendation of the Acting City Engineer be approved.

4. Tender No. 56-74-1 - Supply of Asphalts -
Liquid and Paving

The Purchasing Agent and the City Engineer report as follows:

"Tenders for the above supplies were opened by your Board on August 12, 1974 and referred to the City Engineer and Purchasing Agent for report.

Three bids were received and, based on a total estimated quantity for a one year period, the prices tendered are as follows:

<u>Item</u>	<u>Standard Oil</u>	<u>Shell Canada</u>	<u>Imperial Oil</u>
1. MC Grades	\$133,200	\$131,200	\$134,440
2. RSI & RS2K Emulsions	\$ 33,300	No Bid	No Bid
3. 85/100 Grade	\$283,455	No Bid	\$284,940

The 5% Provincial Sales Tax is in addition to all prices shown in this report.

Funds for all purchases, including a normal allowance for inflation are provided in the Revenue Budget. However, as indicated below, the increases over last year are in the order of 50% to 70%, and it may be necessary to report later on overexpenditure if any occur in the balance of the year.

GENERAL INFORMATION

Only Imperial Oil complied with the condition that 'Prices remain firm for a one year period'.

Item 1 - MC Grades of Asphalt

Shell Canada offered the low bid @ \$0.328/gal. Comparing this price to the firm bid of \$0.336/gal. offered by Imperial Oil, there is a difference of \$0.0081 a gallon, or \$3,320 per year.

These products are presently at a premium and prices have increased approximately 50% over the past year. We believe it is to the City's advantage to accept the firm bid offered by Imperial Oil.

Item 3 - 85/100 Grade Asphalt

Standard Oil offered the low bid of \$62.99/ton. Comparing this price to the firm bid of \$63.32/ton offered by Imperial Oil, there is a difference of \$0.33/ton or \$1,485 per year.

This product is also at a premium and prices have increased approximately 70% over the past year. We believe it is to the City's advantage to accept the firm bid offered by Imperial Oil.

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Board of Administration Report, August 23, 1974 (WORKS - 3)

Clause 4 cont'd

Imperial Oil Enterprises Ltd:

Item 1 - MC Grades - The firm bid at a total estimated price of \$134,440.

Item 3 - 85/100 grade - The firm bid at a total estimated price of \$284,940.

Standard Oil Co. of British Columbia

Item 2 - RSI & RS2K Emulsions - The only bid received, at a total estimated price of \$33,300.

All awards to be for a 12 month period."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

INFORMATION:

5. Street Width - 1700/1800 Blocks East 15th Avenue

The City Engineer reports as follows:

"On September 20, 1973, a Local Improvement petition was circulated in the 1700 and 1800 blocks East 15th Avenue to pave the street to a 36 foot pavement width from Commercial Drive to the lane east of Commercial Drive, and to a 27 foot width from the lane east of Commercial Drive to Victoria Drive.

As a result of this petition residents made representation that a wider street should be constructed in this section. Council approved the City Engineer's report on April 30, 1974, recommending a 32 foot pavement from Commercial Drive to Findlay Street and a 27 foot pavement from Findlay Street to Victoria Drive. Alderman Rankin subsequently requested a report on this matter on July 23, as a result of further citizen comments to him. To date we have received no comment from the residents subsequent to forwarding the second petition form and information sheet calling for a 32 foot and 27 foot pavement width in the 1700 and 1800 blocks respectively.

A copy of our previous report to Council is attached. This situation is unchanged insofar as this department is concerned, from that which existed at the time of our previous report."

Your Board submits this matter for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 107.....

Board of Administration, August 23, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Illegal Accommodation - Hardship
Mr. Piara Singh Sandhu
875 West 63rd Avenue

The City Building Inspector, as Chairman of the Illegal Suite/Hardship Committee, reports as follows:

"On October 27, 1970, Council considered an application from Mr. Piara Singh Sandhu for the withholding of enforcement action under City Council's hardship policy. In the original application, it was noted that a Building Permit had been obtained on December 31st, 1969 for the installation of a playroom, recreation room, bedroom and three-piece bathroom in the basement.

Inspection of the building in July of 1970 found that the basement was occupied as a separate housekeeping unit. Mr. Sandhu made an application for consideration under the hardship policy with the cost of the installation of the basement accommodation being shown as an outstanding debt (\$2,000.00). The Hardship Committee felt that this was a flagrant violation of the Zoning and Development By-law and were inclined to recommend that the application be refused. The matter was placed before Council who resolved:

'THAT this illegal suite be permitted to be continued for a limited period of two years by which time the debt incurred by the owner in respect of the installation should be substantially reduced; this action however, is subject to a commitment from the owner that the illegal suite will be removed at the end of this limited period.'

On November 30th, 1970, Mr. Sandhu gave a commitment in writing that the building will be restored to a one-family dwelling within a period of two years.

A further application was submitted to Council for consideration under the Hardship Policy and on May 29th, 1973, Council passed a motion which permitted the illegal suite to be permitted to continue for a further period of time of six months.

Reinspection of the building on December 11, 1973, and February 7, 1974, found that the illegal accommodation was still existing and occupied. Notice has been served on the owner, ordering the discontinuance of the illegal accommodation and as a result of this notice, the owner has now filed another application for consideration by Council. This new application indicates that the applicant is now separated from his wife, supporting two children and even after the discontinuance of the illegal accommodation would still receive \$750 per month income.

A letter from Mr. Wallace T. Oppal, the applicant's Solicitor, is attached to this application. This letter states that Mr. Sandhu is temporarily unemployed and not expected to be re-employed for a period of one month.

Council may wish to:

- (a) Grant the application for a further period of six months.
- (b) Refuse the application and instruct the Building Inspector to enforce the regulations of the Zoning and Development By-law.

This report is submitted to Council for CONSIDERATION."

Your Board submits the foregoing report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 108

Board of Administration, August 23, 1974 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Quarterly Review of Revenues and Expenditures
as at June 30, 1974

The Director of Finance reports as follows:

"In accordance with Council's instructions, the following review of Revenues and Expenditures as at June 30, 1974 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, actual revenues received and expenditures incurred to date are compared with the annual estimates, and where significant variations between estimate and actual, as projected to year-end, are indicated, the budget appropriations are adjusted accordingly. The net amount of the revenue and expenditure adjustments is transferred to the Current Surplus (Deficit) on Revenue Account.

Revenue Variations

Grants in Lieu of Taxes

- (a) Crown Dominion Properties - \$246,700

The actual assessed values of Federal tax exempt properties included in our claim, was in excess of the estimated values used to compute the grant in lieu of tax revenue in the 1974 Revenue Estimates. The estimated additional revenue of \$246,700 is subject to confirmation by the Federal assessors.

- (b) National Harbours Board Properties - \$80,000

The claim for a grant in lieu of taxes on the N.H.B. properties will exceed the originally estimated grant by about \$80,000. The amount claimed is subject to confirmation by the Federal assessors.

- (c) Insurance Corporation of B.C. - \$53,000

The I.C.B.C. has agreed to pay full grants in lieu of taxes on their properties. This grant revenue, calculated at \$53,000 for the year 1974 was not included in the original estimates.

Taxes on Property Sold by City - \$4,000

The current taxes on property sold by the City is expected to exceed the estimate by \$4,000.

Sundry Rentals - \$8,400

Rentals received on Block 71 properties will amount to \$8,400 in excess of the estimate.

Building Permits - \$140,000

A significant increase in the cost of building construction, on which the permit fee is based, will increase Building Permit Fee revenue by \$140,000 from \$510,000 to \$650,000

Interest on Temporary Investments, Etc. - \$1,025,000

- (a) Interest on temporary investments is expected to amount to \$3,500,000 which is an increase of \$1,000,000 over the original estimate, due to the current extremely high interest rates on short-term investments.
- (b) Interest on property sales agreements will exceed the estimate by approximately \$25,000.

cont'd

Board of Administration, August 23, 1974 (FINANCE - 2)

Clause No. 1 (cont'd)

Expenditure Variations

Interest Expense - \$45,000

Interest expense on bank loans exceeded the estimate by \$45,000 due to the higher than anticipated interest rate on short-term borrowings.

Canada Assistance Plan - Cost Sharing - \$50,668

Each year, the amount recoverable under C.A.P. cost sharing is estimated and set up as a credit on the welfare budget. The difference between this estimate and the actual amount recoverable is normally adjusted in the following year's accounts. In 1974 however, the Welfare Department was taken over by the Province and the adjustment, which is a reduced credit of \$50,668 due to staff vacancies, etc., will have to be provided for in the City's accounts this year.

Health Department - \$570 (net)

The following adjustments are required in the Health Department budget appropriations:

(a) Budget reductions to reflect vacant positions and staff turnover -

Medical Staff	\$ 25,000
Mental Hygiene	35,000
Dental Staff	30,000
Fringe Benefits	<u>8,000</u>
	98,000
Less reduced Medicare recovery re vacancies	<u>30,000</u>
Net reduction	\$ <u>68,000</u>

(b) Adjustments re recoveries for services to outside agencies -

School Board - reduction	\$ 55,059
Jericho Hill School - reduction	18,000
Vancouver College - increase	<u>(4,489)</u>
	\$ <u>68,570</u>

Appropriation for Capital Purposes - \$500,000

The Director of Finance is of the opinion that there is going to be a fairly extensive demand for Supplementary Capital Budget funds and since there are only limited funds available, he therefore recommends that \$500,000 of the estimated 1974 current operating surplus be transferred to the 1974 Unallocated Supplementary Capital Budget.

Contingency Reserve

There is a balance remaining of \$400,000 in Contingency Reserve, exclusive of funds required to provide for all 1974 salary and wage settlements. On the basis of expenditures from this reserve in previous years, it is expected that the funds remaining will be adequate to meet City needs to the end of the year.

Unadjusted Items

The following items will be adjusted in the September 30th budget review, at which time it is expected that more precise information will be available.

- (a) Transfer of assessment function to the Province.
- (b) Revenues due from the Province re use of Civic buildings, equipment, etc. in connection with the Provincial takeover of welfare services and certain justice functions.
- (c) Planning Department staff vacancies VRS additional staffing to be approved.

cont'd

Board of Administration, August 23, 1974 (FINANCE - 3)

Clause No. 1 (cont'd)

In addition to the foregoing variations, there are a number of accounts where minor over and under expenditures will occur. These accounts are adjusted by transfer of appropriation within the departmental budget, if the variations are significant.

Transfer of Appropriation in Excess of \$500

The following departmental transfers of appropriation made by Board of Administration Authorization Minutes, are reported to Council for information:

(a) Other General Government

To	-	7096/1406	U.N. Expo Project - False Creek	\$ 4,000
From	-	7096/1401	U.N. Expo Consultant Costs	
			Unallocated	4,000

To provide funds for U.N. Demonstration Project - False Creek

(b) Other General Government

To	-	7095/1440	Interview of Applicants -	1,500
From	-	7090/959	Miscellaneous	1,500

To provide funds for the purpose of bringing selected employment applicants to Vancouver for interview.

(c) Planning

To	-	7305/3	Salaries - Overtime	25,000
From	-	7305/1	Salaries	25,000

To provide additional funds for Planning Department overtime.

(d) Property & Insurance

To	-	7050/553	Salaries - Overtime	1,300
From	-	7050/551	Salaries	1,300

To provide additional funds for Property & Insurance Department overtime.

(e) Other General Government

To	-	7096/1408	Turn Down Traffic Volume	\$ 3,000
From	-	7096/1401	U.N. Expo Consultant Costs	
			Unallocated	3,000

To provide funds for urban demonstration proposal project "Turn Down Traffic Volume".

The following departmental transfers of appropriation authorized by the Comptroller of Accounts:

(f) Engineering - Streets

To	-	8032/2737	Preparation for Lane Oiling	60,000
From	-	8034/2841	Mtce. of Gravel Lanes	60,000

Transfer of funds to consolidate lane oiling costs within one account.

cont'd

Board of Administration, August 23, 1974 (FINANCE - 4)

Clause No. 1 (cont'd)

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that

- A. The 1974 Revenue and Expenditure appropriations be adjusted as follows:

	<u>Appropriations</u>	
	<u>Increase</u>	<u>Decrease</u>
	\$	\$
<u>Revenues</u>		
Tax Grants - Crown Dominion	246,700	
- National Harbours Board	80,000	
- Insurance Corp. of B.C.	53,000	
Taxes on Property Sold by City	4,000	
Sundry Rentals	8,400	
Building Permits	140,000	
Interest on Investments, etc.	<u>1,025,000</u>	
Revenue Increase	<u>\$1,557,100</u>	
<u>Expenditures</u>		
Interest Expense	45,000	
C.A.P. Adjustment	50,668	
Health Department - net	570	
Appropriation for Capital Purposes	<u>500,000</u>	
Expenditure Increase	<u>\$ 596,238</u>	
<u>Excess of Revenue over Expenditure</u>		
<u>Increases</u>	<u>\$ 960,862</u>	

- B. The excess of revenue increase over expenditure increase, which is estimated at \$960,862 for the year 1974, be transferred to the Current Surplus on Revenue Account. "

Your Board RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Investment Matters (Various Funds) June, 1974

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of June, 1974
(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
June 13	Bank of B.C.	Jun 14/74	\$1,500,369.86	\$1,500,000.00	1	9.00
19	Mercantile Bank of Can.	Jun 20/74	1,500,431.51	1,500,000.00	1	10.50
20	Mercantile Bank of Can.	Jul 31/74	1,500,000.00	1,481,264.50	41	11.26
20	Mercantile Bank of Can.	Jun 21/74	1,500,431.51	1,500,000.00	1	10.50
21	Bank of B.C.	Jul 31/74	2,024,109.59	2,000,000.00	40	11.00
21	Banque Canadienne Nat.	Aug 30/74	1,021,613.70	1,000,000.00	70	11.27
24	Bank of B.C.	Jun 25/74	2,000,547.95	2,000,000.00	1	10.00
24	Bank of B.C.	Jun 25/74	1,000,246.58	1,000,000.00	1	9.00
25	Banque Canadienne Nat.	Aug 1/74	3,540,623.97	3,500,000.00	37	11.45
25	Banque Canadienne Nat.	Aug 15/74	1,015,998.63	1,000,000.00	51	11.45
26	Banque Canadienne Nat.	Aug 1/74	1,516,791.78	1,500,000.00	36	11.35

cont'd

Board of Administration, August 23, 1974 (FINANCE - 5)

Clause No. 2 (cont'd)

26 Banque Canadienne Nat.	Aug 15/74	1,523,527.40	1,500,000.00	50	11.45
27 Toronto Dominion Bank	Jun 28/74	5,001,575.34	5,000,000.00	1	11.50
28 Banque Canadienne Nat.	Aug 1/74	1,010,526.03	1,000,000.00	34	11.30
28 Banque Canadienne Nat.	Aug 15/74	2,537,150.68	2,500,000.00	48	11.30
28 Banque Canadienne Nat.	Aug 19/74	812,878.90	800,000.00	52	11.30
		<u>\$29,006,823.43</u>	<u>\$28,781,264.50</u>		

(b) SUMMARY OF SECURITIES HELD IN
GENERAL AND CAPITAL ACCOUNTS ONLY AS AT JUNE 30, 1974

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Banks Deposit Receipts and Government Notes	<u>\$16,503,220.68</u>	<u>\$16,281,264.50</u>
<u>Medium Term</u>		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	<u>\$ 398,000.00</u>	<u>\$ 401,525.59 "</u>

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for May, 1974 be approved.

3. Establishment of an Evening Key Punch Shift

The Director of Finance and the Co-ordinator of Data Processing and Systems report as follows:

"The Data Processing and Systems Division of the City of Vancouver has a staff of eight key punch operators to punch all the data processed on the City's computer. To fulfill its commitments, Data Processing has had to rely on outside key punching agencies, outside key punching personnel, and overtime by our regular staff. During the first five months of 1974 this expenditure to the City totalled fifteen thousand (\$15,000) dollars. We believe this money would be better used if three full-time key punch positions were established on an evening shift.

"The demand placed upon the key punch section has radically altered within this past year. There has been an increase in the key punching volume due to the new work and improved reporting systems. While control and report features of these systems have been enhanced, it has resulted in an increased volume of key punching. New work, such as the Health Inspectors Reports and the Engineering Sanitation Reports, has also increased the work load within the key punch section. Consequently, additional key punch operators are required.

"The absenteeism rate in the key punch section has been extremely high; for example, there have been 120 sick days since January, 1974. This is equivalent to operating without a key punch operator for a six month duration. The working environment, the type of job, and the pressure to meet deadlines are factors which have contributed to this problem. The strain of excessive overtime, however, is the major reason for the high rate of absenteeism. Also, there is a very high staff turnover within the key punch section. Of the eight permanent key punch operators in Data Processing, the most senior employee has only eight months of service. Recruiting staff for day-shift key punch positions takes approximately six weeks to complete. The shortage of day-shift key punchers is not indigenous to the City or the Vancouver area, but affects other areas across Canada.

"As a result, outside key punching agencies have been contracted to supplement staff turnover and to lift some of the overtime burden from the full-time operators. However, temporary operators on the day shift generally remain for only a few weeks before moving on. Each new temporary employee requires additional time to become

cont'd

Clause No. 3 (cont'd)

familiar with the different aspects of the key punching system, prior to performing at an acceptable level. The City has a wide variety of material to key punch, much of which is very detailed, and the learning period is therefore prolonged. Training new employees becomes an onerous task when considering the high staff turnover; and as such, new staff create distinct productivity problems. Also, outside key punch agencies experience the same problems in recruiting staff as does the City. The training period is extensive, the length of service is short and the cost of key punching through an agency varies between six and seven dollars per hour; consequently, we believe it would be more economical and efficient to establish an evening shift of City employed operators.

"The Personnel Services Department has assured us that key punch operators are more available for evening shift than day shift. Also, creating an evening shift is essential due to the lack of space which prohibits the installation of additional key punch stations. By utilizing the existing machines for a longer period each day, there would not be any additional machinery lease costs.

"We therefore, RECOMMEND that three additional positions and re-classification of a Key Punch Operator I to a Key Punch Operator II for supervisory responsibilities be added to the key punch complement, and that all positions be established on an evening key punch shift. To provide the necessary supervision, a day shift position must be reclassified to an evening-shift supervisory position. One of the present operators has volunteered to supervise the evening shift.

Cost:

"Permanent staff will provide much better results at less cost. The projected cost for Temporary Help and Overtime for key punching in 1974 is \$30,000 which would be considerably in excess of the amounts approved in the 1974 Budget. By August 15, 1974, the Temporary Help account will be exhausted; and therefore, no funds can be transferred to Salaries to offset some of the additional salaries cost. The cost for the period covering August 15 to December, 1974 would be \$10,000. The Comptroller of Accounts advises that funds are not available in the Departmental Budget and that the additional funds for 1974, amounting to \$10,000 would be provided from Contingency Reserve.

"The Acting Director of Personnel Services advises that the evening shift, supervisor's position would be classified as a Key Punch Operator II. He also advises that all employees working a permanent evening shift would receive an additional two pay grades. The annual cost for an evening shift would then be:

- a) reclassification of a Key Punch Operator to
a Key Punch Operator II \$ 1,375
- b) three Key Punch Operator I positions 25,500
- TOTAL \$26,875

"The Business Agent for the Municipal and Regional Employees Union has reviewed and approved this report.

"Recommendations

- a) that three new Key Punch Operator I positions be created for an evening shift.
- b) that a Key Punch Operator I position on day shift be reclassified to a Key Punch Operator II position on evening shift.
- c) that ten thousand dollars (\$10,000) be added to the Salaries account, 7030/301.
- d) that the additional funds be provided from Contingency Reserve."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Co-ordinator of Data Processing and Systems be approved.

Board of Administration, August 23, 1974 (FINANCE - 7)

4. New Position - Junior Fire Alarm Operator-Helper

The City Engineer reports as follows:

"Vacations for the Fire Alarm Operators are scheduled each year so that a Junior and a Senior Fire Alarm Operator are away at the same time during the period from mid-March to mid-October. During this time two Junior Fire Alarm Operators are needed for vacation relief. One of these positions is a permanent position of Junior Fire Alarm Operator-Helper. The employee works as a Junior Fire Alarm Operator during the summer holiday period and is then transferred to the Electrical Operations Branch as an Electrician's Helper for the balance of the year. The other position is now classified as a temporary position to be filled each year. In the past it has been found difficult to find competent, dedicated people for a short term temporary job and considerable training is required to familiarize the temporary employee with the operating procedures.

Since 1968, the work load on maintenance and construction in City buildings has been steady and provides employment for the other relieving temporary Junior Fire Alarm Operator during the winter periods also.

Mr. D. W. Mitchell has worked in this temporary position since April 1968 and had also served as the temporary Junior Fire Alarm Operator in 1966 and 1967 while he was completing his education. Mr. Mitchell is an above average employee and in my opinion the best candidate for this position. I have spoken to the Business Manager of the Fire Fighters Union who agrees that Mr. Mitchell should be placed in the position if it is made permanent.

The Acting Director of Personnel Services agrees with the classification and funds for the employee are included in the 1974 Budget.

I RECOMMEND that another permanent position of Junior Fire Alarm Operator-Helper be added to the Engineering Department complement and that Mr. D.W. Mitchell (198/6193) be employed to the new position because of his long experience and good performance."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

5. Retaining Of Outside Lawyers

The Director of Legal Services reports as follows:

"Mr. Walker, member of this Department assigned to litigation matters, has resigned effective August 31, 1974. It is anticipated that the vacancy cannot be filled immediately. Due to the pressure of other litigation it is not possible to re-assign all of Mr. Walker's September work load to other members of the Department. Mr. Walker has the conduct of a False Arrest Trial set for September which he has prepared and it would seem appropriate and in the best interests of the officers involved that he be retained to conduct this trial.

With the existing work load and Mr. Walker's resignation, the Department would find it extremely difficult to properly deal with any unanticipated litigation of a "rush" nature such as injunction applications or summary attacks on by-laws which might arise. Accordingly, I would recommend that Mr. Bland, with the approval of Commissioner Ryan, be authorized to retain outside Counsel if necessary."

YOUR BOARD recommends that the foregoing report be approved.

Board of Administration, August 23, 1974 (FINANCE - 8)

INFORMATION AND CONSIDERATION

6. Pacific National Exhibition - 1974
Operating and Capital Budgets

The Director of Finance reports as follows:

"The operating and capital budgets of the P.N.E. for 1974 have been received. The detailed statements from which the following figures were extracted are on file in the Office of the Director of Finance.

<u>Operating Budget</u>	<u>Summary of the Operating Budgets</u>		
	<u>Fourteen Months Ended</u>		<u>12 Months</u>
	<u>November 30, 1973</u>		
	<u>1973 Budget</u>	<u>1973 Actual</u>	<u>1974 Budget</u>
Revenues (Exhibit A)	\$5,520,430	\$7,096,152	\$6,960,150
Expenditures (Exhibit B)	5,051,335	6,109,420	6,025,172
Net Surplus	\$ 469,095	986,732	934,978

Under the terms of the agreement between the City and the P.N.E. the operating and maintenance budget is submitted to Council for INFORMATION.

Capital Improvements Budget 1974

The proposed P.N.E. capital budget as approved by the P.N.E. Board of Directors to date consists in summary of the following items. The detailed explanations as supplied by the P.N.E. are attached herewith as Appendix I to this report.

Leasehold Improvements Budget (Funds to be provided for out of Operating Fund Surplus)

Engineering Electrical Supply	\$10,000	
New doorway & ramp, N.W. corner of livestock building	7,500	
Rewire and redevelop Grid system of Fairtime Wiring		
Centre grounds	11,600	
Improve entrance gate lighting	7,000	
Improve ground lighting in parking & pedestrian areas	19,200	
Improve timber show lighting	12,000	
Roof over area between sheep & swine buildings	8,000	
Standing room divider rails and concrete platforms		
for standees at Pacific Coliseum	24,900	\$100,200
Additional expenditure on equipment		257,615

Replacement and Renewal Items (Funds to be provided for out of Building Replacement Reserves.)

Empire Stadium	\$37,500	
Forum (south end)	10,000	
Garden Auditorium	590	
Pacific Coliseum	17,100	
Renfrew Complex	7,900	
Permanent Concessions	6,200	79,290

Grand total of capital expenditure \$437,105

Leasehold Improvements

The following are future proposals for which estimates are available at this time and are listed here for information only. (No detailed explanations were provided for these proposals by the P.N.E.)

69KV Electrical System	\$1,000,000
Trailer Park	90,000
Sprinkler System-Livestock Building	48,000
Air Conditioning-Food Building	42,000
Improve Ice Surface Lighting-Pacific Coliseum	200,000
Total	\$1,380,000

As noted, the P.N.E. advises that the funds required for all items of a capital or major repair nature planned at the present time and outlined in the 1974 budget, will be provided for out of funds generated by the operation of the Pacific National Exhibition."

Your Board submits the 1974 Capital Budget of the P.N.E. for Council's CONSIDERATION and the 1974 Operating Budget for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 108-9

Board of Administration, August 23, 1974 (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Taxi Industry - Fare Increases

City Council, at its meeting of July 9, 1974, received for information, a Board of Administration report that "the Thorne Group Ltd.", had been requested to complete Part I of the study of the Taxi Industry concerning fare increases. The completion of the report to be on or before July 31, 1974.

The report of the Thorne Group Ltd. has now been received. A copy of the full report is available in the City Clerk's office. One copy of the report has been provided to the Chairman of the Vancouver Taxi Owners' Association and one copy to the Taxi Drivers' Association.

In summary, the consultants are recommending as follows:

1. FARE INCREASES

(see P. 5 of report)	Previous	Interim	Proposal by Consultant
Flag	45¢	55¢	65¢
Initial Mileage	(1/5) 10¢	(1/6) 10¢	(1/6) 10¢
Flag & Initial Mileage	55¢	65¢	75¢
Rate per Mile	50¢	60¢	60¢
Waiting time per Hour	\$6.00	\$6.00	\$8.00

2. RESULTS OF INCREASE

a) Owners Gross Income**	\$14,843	\$16,254	\$16,861
Increase over previous		9.5%	13.6%
**Revenue less Drivers' Wages (See P. 22 of report)			
b) Owners' profit before Financial & Management Charges (Revenue less Wages at 50% of revenue & operating expenses - see P. 23 of report)		\$4,598	\$5,181
c) Drivers' average Income (Including tips & Vacation Pay. - see P. 28 of report)	\$8,100	\$10,549	\$10,961
Increase over previous		30.2%	35.3%

Your Board recommends that the report of the Thorne Group Ltd. be received and referred to the Vehicles for Hire Board.

NOTE: The Thorne Group have been authorized to proceed with Part II of the study concerning additional license distribution and license fees and it is expected that this will be completed by September 30, 1974.

Board of Administration, August 23, 1974 (PERSONNEL-1)

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Personnel Regulation #220 - Vancouver Employees' Savings Plan

The Acting Director of Personnel Services reports as follows:

"The Personnel Services Department is currently undertaking a complete review of the Personnel Regulations in order to make them more consistent with current policies and practices.

In this regard I have revised and retitled Regulation #220, "Vancouver Employees' Savings Plan", so that it more correctly reflects the present practices of this benefit."

YOUR BOARD RECOMMENDS approval of the revised regulation. A copy is attached.

2. Employee Handbook

The Acting Director of Personnel Services reports as follows:

"In connection with the STEP '74 Student Summer Employment Program, Council on April 2, 1974 authorized the Standing Committee on Finance and Administration to approve project proposals on behalf of the City up to a total City share of \$50,000. One of the proposals subsequently approved by the Province was the Personnel Services Department's project of developing an Employee Handbook for the Inside Staff.

In our original proposal, no specific estimate was provided for printing costs. Since the exact size and format of the Handbook were not known at the time, any estimate would have had a low confidence level. However, it was noted in our application that once the Handbook had been developed, a report would be submitted to Council requesting funds for printing.

The Handbook has now been written and the format decided upon. A copy is available in the City Clerk's Department for the information of Council. It is intended that the Handbook be given to all new permanent Inside employees at the time they enter the service. Also, we wish to make a copy available to any Inside employee presently on staff who may request it. I estimate that 2000 copies would be an adequate supply to fulfill these needs for the next two years. Printing cost estimates have been obtained from a number of sources, including our own Printing Branch. It appears that an amount of approximately \$2500 will be required.

I therefore RECOMMEND that Council approve an amount of \$2500 in order to print 2000 copies of the Employee Handbook for Inside employees. The Comptroller of Accounts advises that the necessary funds could be provided from Contingency Reserve.

YOUR BOARD RECOMMENDS that the above recommendation of the Acting Director of Personnel Services be approved.

PROPERTY MATTERSRECOMMENDATIONS:

1. PARTIAL EXCHANGE OF PORTION OF CITY-OWNED
Lot B, Block 113, Sections 28 & 29, T.H.S.L.;
N/E Corner Highway 401 and 1st Avenue,
FOR:
Lots 15 & 16, Block 2, S.E. $\frac{1}{4}$ S. Ptn. Sec 27, T.H.S.L.
1249 Boundary Road

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 2, Property Matters, January 4th, 1974, confirmed by Council on January 8th, 1974, authorizing the Supervisor of Property and Insurance to consider a possible exchange with Inland Industries of a portion of City-owned Lot B, Block 113, Sections 28 & 29, T.H.S.L. for their Lots 15 and 16, Block 2, S.E. $\frac{1}{4}$ South Portion of Section 27, T.H.S.L.

Inland Industries require the southerly portion of Lot B to enlarge their present new truck sales operation.

The City requires Lots 15 and 16 to complete the assembly of the block bounded by Boundary Road, Kootenay, Williams and Charles Streets for the proposed Personal Care Home and Senior Citizens' Housing.

With the completion of this partial exchange, the balance of Lot B can be advertised for sale for immediate development, and tenders called for, in the usual manner.

Negotiations have resulted in the following exchange offer:-

1. (a) Inland Industries to convey to the City Lots 15 & 16, Block 2, S.E. $\frac{1}{4}$ S. Portion Section 27, T.H.S.L., known as 1249 Boundary Road; total lot size: 66' x 98.9', zoned C-1.

These premises comprise a single-storey non-basement frame dwelling with an area of 653 square feet, erected in 1922. The dwelling contains 4 rooms, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior, and is heated by an automatic gas-fired furnace. The dwelling is only in fair condition. The 1974 assessed value is \$16,016.00 for land and \$2,130.00 for improvements.

- (b) Inland Industries to pay to the City of Vancouver \$20,000.00 on normal City terms

FOR

2. City of Vancouver to convey to Inland Industries the South portion of Lot B, Block 113, Sections 28 & 29, T.H.S.L., comprising an area of 23,228 square feet, zoned M-2, pro-rated assessment \$43,000.00 on completion of 1.(a) and 1.(b) above and subject to the following conditions:-

- (a) Date of sale to be September 1st, 1974
- (b) Inland Industries to grant a 10-foot Public Utility easement over the East 10 feet of the southerly 224 feet of Lot B in favour of the City of Vancouver
- (c) Southerly portion of Lot B to be consolidated with Lot 2, Block 113, Sections 28 & 29, T.H.S.L. presently owned by Inland Industries.

Con't

Clause 1 (Con't)

- 2. (d) Inland Industries to bear all necessary survey and legal costs and portion of 1974 taxes on Lot B.
- (e) Inland Industries to extend the four charges existing on Lot 2, Block 113, Sections 28 & 29 to the assembled parcel.
- (f) Development to commence and be completed within a reasonable time.

RECOMMENDED:
THAT the Supervisor of Property and Insurance be authorized to acquire Lots 15 & 16, Block 2, S.E. 1/4 S. Portion, Section 27, (1249 Boundary Road), by a partial exchange with Lot B, Block 113, Sections 28 & 29, subject to the previously listed conditions."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION;

2. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1806 Granville Street, Water Lot -- False Creek	False Creek	Johnston & McKinnon Demolitions Limited	\$4,250.00	4950/701
3688 Hull Street Lot 4, Blocks 6 to 8, D.L. 195	Potential Housing Site,, (Authority to demolish -- Min. of Bd/Ad, Apr. 19/74; R/C of Apr. 23, 1974	Frank McCamley	\$ 589.00	4960/905
801 West 6th Avenue Lot B of Lot 3652, Block 277, D.L. 526	S/S False Creek Redevelopment	Merchants Contractors Limited	\$7,435.00	4950/701

NOTE:
Demolition includes a large amount of tanks and a complex of four large industrial buildings formerly occupied by Alberta Lumber Co. at 6th Avenue & Willow Street

521 East Cordova St. Lot 28, Blk. 53, D.L. 196	Public Housing For Single People	John Bulych	\$1,295.00	565/1303
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Clause 2 (Cont'd)

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
404 East 7th Ave., N. 63' of A, Blk. W $\frac{1}{2}$ 104, D.L. 264A	Park Site No. 10	Litchfield Bulldozing & Demolition Ltd.	\$1,165.00	4189/
825 West 6th Ave.; A of Lot 3652, Block 277, D.L. 526	S/S False Creek Redevelopment	Merchant Contractors Limited	\$1,435.00	4950/701

NOTE:

Demolition of 1 Industrial Building
formerly used as a Dry Kiln and recently
leased to Bingham Equipment.

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board,

Submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION:3. Disposal of Portions of Streets and Lanes

The Supervisor of Property and Insurance reports as follows:-

"On July 24th, 1962, when considering a report of the Board of Administration pertaining to the disposal of strips of land acquired for future street and lane widenings where such strips are no longer required, Council resolved:

- 1) "Where the abutting owner can make money by obtaining the widening strip, the Supervisor of Property & Insurance will negotiate for a reasonable price and report to Council in the usual way:
- 2) Where the abutting owner cannot make money by buying the widening strip, such surplus land be conveyed for consolidation with the abutting property at the nominal sum of \$50.00 to cover registration and other expenses."

Clause 1 of the above resolution refers to situations where, with the addition of the surplus widening strips, the abutting property can be put to a higher and better use, or where it would create a situation that would make it possible for the adjacent property to be resubdivided and an additional lot created to be sold by the owner. In such instances, the sale is based on market value and it is not proposed to change this policy.

Clause 2 of the resolution deals with the sale of such surplus portions to the abutting owner where the use of the land is not enhanced nor can it be resubdivided to create an additional, marketable lot. In these instances, the sum of \$50.00 does not now cover the expenses involved in giving title to the consolidated site, and it is suggested that this fee be increased.

In addition to changes in Land Registry Office procedure and requirements, any dealings with ownership is not now as simple as it used to be, property being, in the majority of cases, encumbered with charges such as mortgages, agreements for sale, easements, and indemnity agreements. In such cases, when a portion of street or lane is sold to the abutting property owner, it is necessary to prepare extensions or releases of all charges against the property as well as the formal resolution closing the road, the deed of land and a statutory declaration with respect to citizenship. Registration fees are charged by the Land Registry to register each release or extension agreement as well as the formal resolution and the deed of land. It is considered that \$100.00 would be sufficient to cover the preparation and registration of the deed, resolution and statutory declaration in most cases, and it is therefore RECOMMENDED that the second portion of the foregoing resolution of Council of July 24th, 1962, be rescinded and replaced by the following:-

Cont'd...

Board of Administration, August 23, 1974 (PROPERTIES-4)

Clause 3 (Cont'd)

"Where the abutting owner cannot make money by buying the widening strip, such surplus land be conveyed for consolidation with the abutting property at the nominal sum of \$100,00 to cover the preparation and registration of the formal resolution, the deed, consolidation, and the statutory declaration regarding citizenship; any other documentation and costs, including any necessary survey, to be the responsibility of the purchaser.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 109

B-1

Department Report, August 23, 1974 (WORKS - 1)

WORKS AND UTILITY MATTERS

CONSIDERATION:

1. Shinerama '74 For Cystic Fibrosis

The City Engineer reports as follows:

"As in previous years the Student Association of the British Columbia Institute of Technology and the Nursing Students of St. Paul's and Vancouver General Hospitals propose to hold a Shinerama or Shoe Shine day on Friday, September 13th, 1974, as a fund raising campaign to aid the Canadian Cystic Fibrosis Foundation. To accomplish this they are requesting permission to shine shoes on City sidewalks which requires the approval of City Council, as per Sections 69(2) and 71(1) of the Street and Traffic By-Law. Approximately 1500 students are expected to participate and will be deploying themselves around the Greater Vancouver area.

No objections have been raised by the Police Department and the only requirement needed from a Traffic Engineering standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

If, as in previous years, permission is granted to the Student Association of the British Columbia Institute of Technology to place shoe shine boxes on City street allowance, and to hold a shoe shine day in Vancouver on September 13th, 1974, permission should be subject to the following conditions:

- i. Provision of adequate insurance coverage satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may result from the Shinerama.
- ii. That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks."

The foregoing report is submitted for Council's CONSIDERATION.

2. Proposed Foot Race in the West End

The City Engineer reports as follows:

"Mr. J. Brennan, #51 - 1601 Comox Street, Vancouver, B. C., has requested by letter, that vehicular traffic be restricted on Burrard Street, Burrard Bridge, Pacific Avenue, Beach Avenue, Lagoon Drive and Chilco Street on Sunday, September 8, 1974 from 9:30 a.m. to 10:30 a.m. to accommodate a foot race.

Specific details of the proposal are as follows:

Date: Sunday, September 8, 1974
Time: 9:30 a.m. to 10:30 a.m.
Estimated number of participants: 500 to 750
Assembly: Seaforth Armories at Burrard Street and First Avenue
Route: Burrard Street - Burrard Bridge - Pacific Avenue - Beach Avenue
Stanley Park - Lagoon Drive - Chilco Street - Stanley Park (Sea Wall)
Dispersal: Second Beach in Stanley Park
Trophies to be awarded to the winners of various categories.

To accommodate the race, it would be necessary to place barricades at most streets intersecting Pacific Avenue, Beach Avenue, Lagoon Drive and Chilco Street, just prior to starting time. The barricades would be removed as the race progressed. Some intersections would have to be controlled by the Police Dept.

The Police Dept. will provide special attention for the event and the B. C. Track and Field Association will provide Marshals to assist with organizing and officiating.

B. C. Hydro feel that the event can be accommodated with only minimal delays to buses.

The approval of the Board of Parks and Public Recreation will be required for those portions of the route which are on Park Board Property.

Department Report, August 23, 1974 (WORKS - 2)

Clause 2 cont'd

Should Council approve the applicant's request to restrict vehicular traffic on Burrard Street from First Avenue to Burrard Bridge, Burrard Bridge from Cornwall Avenue to Pacific Avenue, Pacific Avenue from Burrard Street to Beach Avenue, Beach Avenue from Pacific Avenue to Stanley Park, Lagoon Drive from Barclay Street to Chilco Street and Chilco Street from Lagoon Drive to Alberni Street on Sunday, September 8, 1974 from 9:30 a.m. to 10:30 a.m.; such approval should be subject to the following conditions:

- i. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed foot race. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
- ii. The cost of temporary traffic controls be borne by the applicant.
- iii. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant."

The foregoing report is submitted for Council's CONSIDERATION.

3. Recycling Pilot Projects

The Acting City Engineer reports as follows:

"On October 16, 1973, Council approved a report on Recycling which authorized the establishment of two pilot recycling projects to evaluate the citizen participation, market stability and operational difficulties that could be expected if a long-term, City-wide recycling program was undertaken. The two pilot programs were:

- i. Recycling Depot at Manitoba Works Yard to be operational for a twelve-month period.
- ii. Collection of paper (mainly newspaper) in selected areas of the City for a four-month period.

(A) Recycling Depot

\$13,500 was appropriated for the establishment of a Recycling Depot at Manitoba Yard which was opened on February 25, 1974, and is planned to be operational for a one-year period. In order to minimize operational costs while maintaining supervision over the Depot, a management agreement was made with a private businessman familiar with recycling operations. This individual is supervising the Depot in return for the revenue obtained from glass brought to the Depot.

For the 19-week period prior to July 7, 1974, approximately 200 tons of paper and 50 tons of ferrous metals were brought to the Depot. The amounts of plastic and aluminum received have been minimal and none have been sold to date.

The initial start-up costs of \$5,300 for labour, equipment and materials plus \$4,500 for advertising and \$660 for operating costs to date have been partially offset by revenue of \$3,600 from the sale of paper and ferrous metals. If citizen participation and the selling price for paper had remained constant for the duration of the program, revenue from the sale of recycled material would have offset the start-up and operational costs and the Depot would have "broken even" economically. However, a recent weakening of the paper market has resulted in the paper price dropping from \$16/ton to \$5/ton. As a result, the Depot will be approximately \$4,000 short of recovering the start-up, advertising and operating costs after one year of operation, if prices remain at their present level.

A final report will be made after the Depot has been operational for one year; however, this interim review indicates that the Recycling Depot is receiving relatively good citizen response and as a result may be the most effective, economic manner in which the City may participate in recycling.

Cont'd . . .

Department Report, August 23, 1974 (WORKS - 3)

Clause 3 cont'd

(B) Paper Collection

(a) Background

\$20,000. was appropriated for the collection of paper on regular refuse collection routes which began on a weekly basis on February 25, 1974, and covered four areas of the City. City forces are collecting paper in three areas and X-Kalay is collecting in the fourth area. These four areas are primarily residential in nature and contain approximately 13% of the City's population.

The X-Kalay organization had been collecting paper prior to the City's decision to experiment with a pilot paper recycling project and approached the City to participate in our pilot program. Council's approval for X-Kalay's participation was obtained on February 19, 1974, and they were assigned an area similar in size and composition to one of the areas selected for the City's pilot program. Collection also began in this area on February 25, 1974, on a weekly basis.

As the initial results showed high collection costs compared to revenue from the sale of recycled paper, and therefore a substantial weekly deficit, monthly paper collection was initiated on May 1 in an additional four areas to establish the variations in citizen participation and collection costs between weekly and monthly collection programs.

To July 7, 1974, \$29,973 has been expended on this recycling project. The recycling account includes the \$20,000 appropriated, plus \$12,739 from the sale of recycled paper. Without further funding, the pilot programs will have to be terminated.

The recent weakening of the paper market and the resulting drop in selling price from \$16/ton to \$5/ton will adversely affect any expansion of the pilot project to City-wide paper collection.

(b) Summary Results

(i) City

A summary of the City's weekly and monthly programs is presented in the following tabulation:

	Weekly Collection	Monthly Collection
Duration	19 weeks	3 months
Tons of paper collected (total)	356	125
Tons of paper collected/beat/month	27.1	10.4
Proportion of refuse recycled	10%	4%
Collection Costs	\$14,167.	\$5,357
Advertising Costs	\$ 2,954.	\$2,894.
Resale Credits (based on \$16/ton)	\$ 5,688.	\$1,999.
Deficit	\$11,433	\$6,252.

As indicated in the preceding tabulation, weekly collection is receiving much greater response than monthly collection (27.1 tons/beat/month versus 10.4 tons/beat/month).

Clause 3 cont'd

An exact projection of City-wide collection costs, based on the pilot project costs, is difficult to estimate due to City-wide variations in density, type of development and citizen participation. However, City-wide collection is estimated to incur the following costs in 1974 dollars based on the most recent paper price of \$5/ton;

- Weekly collection - annual net operating deficit of ~~approximately~~ \$200,000., plus a capital expenditure of \$266,000. for seven additional vehicles
- Monthly collection - annual net operating deficit of ~~approximately~~ \$175,000., plus a capital expenditure of \$190,000. for five additional vehicles

These projected costs include anticipated reductions in collection, relay and disposal costs. The relay and disposal cost savings should be realized immediately; however, the collection cost savings would require several years to incorporate a restructuring of the existing beats to reflect the amount of paper removed from the regular refuse.

(ii) X-Kalay

X-Kalay's collection costs appear to be comparable to the City's, although detailed information is not available. However, citizen participation and, as a result, the amount of paper being collected decreased to the stage where X-Kalay no longer wanted to continue collection. As the four-month trail period was almost completed, X-Kalay was allowed to discontinue their operation; however, City forces have taken over collection in the area to maintain continuity and citizen goodwill until the program is completed.

(iii) Telephone Survey

A telephone survey was also conducted, during the latter stage of the collection program, to determine the degree of citizen participation in the pilot recycling areas and to solicit any suggestions and comments that the householders may have regarding the program.

The survey indicated that 60% of the households were participating in the weekly collection program while only 33% were participating in the monthly collection program. These results confirm that weekly collection is receiving approximately twice the response of monthly collection as indicated by the weight of paper collected/beat/month (27.1 tons versus 10.4 tons).

Of the 40% not participating in the weekly program, 37% indicated that they were not aware of the pilot program, but would have participated, thereby increasing the participation percentage from 60% to 75%. Correspondingly, of the 67% not participating in the monthly program, 26% indicated that they were not aware of the pilot program but would have participated, thereby increasing the participation percentage from 33% to 50%.

(c) Conclusions

The pilot projects have been successful in that they have provided information on citizen participation, market stability and operational difficulties as intended. The following conclusions may be drawn from the pilot programs:

(i) Citizen Participation

As the recycling program was being carried out in limited areas, the program could not utilize the newspapers and radio for mass advertising but had to use circulars delivered from door to door. If City-wide recycling were instituted, the media could be utilized for a more effective advertising campaign; however, participation would have to increase to almost 100% for recycling to be economic.

Clause 3 cont'd

- Weekly Collection

The telephone survey indicated that approximately 60% of the households are participating in the weekly collection program. At this level of participation, approximately 10% of the household refuse would be recycled through weekly backyard paper collection.

- Monthly Collection

At the 33% level of response indicated by the telephone survey, approximately 4% of the household refuse would be recycled through monthly backyard paper collection. The drop in participation between weekly and monthly collection (60% vs. 33%) is likely attributable to the increased effort required by monthly collection; the householder must store the paper longer which requires more space and must also remember to place the paper out on the designated collection day. If the day is missed, the paper must either be stored for another month or placed out for collection with the regular refuse and lost for recycling purposes.

As both programs received the same degree of advertising, it appears that the public would prefer weekly collection.

(ii) Market Stability

The market for recycled paper had remained at \$16/ton for the initial four months of the pilot program and thereby appeared to be relatively stable. However, a sudden weakening of the paper market has resulted in the selling price dropping from \$16/ton to \$5/ton. At the present time, our buyer cannot confirm whether the price will stabilize at this level or fluctuate either higher or lower as the price is dependent on the export market. However, the market is expected to stabilize this fall once the current stockpiles have been depleted.

A weekly City-wide program would recycle approximately 11,000 tons of newspaper annually, which is approximately equal to the total annual requirement for our present customer. If paper collection were initiated on a City-wide basis, our present customer would continue to purchase all the paper collected by City forces and would export any paper surplus to their requirements. Alternatively, the City could locate other customers who would export all the paper. However, selling directly to the export market would require that the City separate the paper into several categories and bale it for shipment as opposed to our present method of selling without sorting or baling and thereby eliminating this time-consuming operation.

If City-wide paper collection were instituted, it would be in the City's best interest to enter into a multi-year contract for the sale of recycled paper in order to eliminate any short term price fluctuations. However, any long term fluctuations would still be reflected in any new or renewed contracts.

Fluctuations in the selling price of recycled paper will have a substantial effect on the economics of paper collection; however, the price will not likely rise to the level where paper collection becomes profitable as indicated in the following tabulation:

Paper Selling Price/Ton	Estimated Annual Net Cost for Weekly Collection
\$ 5.	\$200,000
\$10.	\$145,000
\$15.	\$ 90,000
\$20.	\$ 40,000
\$25.	- \$ 15,000

Department Report, August 23, 1974 (WORKS - 6)

Clause 3 cont'd

(iii) Operational Difficulties

A major limitation for a collection type recycling program is the lack of specialized equipment that enables collection to be carried out in the most economic manner. The City's present trucks do not have space where adequate built-in storage can be provided to permit the regular collection crews to collect the recyclable paper along with the regular refuse pick-up. As a result, separate crews which collect only recyclable paper also have to cover the area making this a relatively inefficient operation. On a City-wide basis, this type of collection is estimated to cost approximately \$200,000 annually for weekly collection.

Simultaneous collection of recyclable material and household refuse would reduce collection costs substantially and optimize the collection of recyclable material. This would require a vehicle especially designed for the type of operation and having adequate storage areas for recyclable material. However, a vehicle having these features is not available at the present time. The City's present vehicles could be modified at an estimated cost of \$30,000., however, this modification would not be as functional as specially designed recycling vehicles. Using modified vehicles it is estimated that weekly paper collection would incur an annual net deficit of \$150,000. This cost includes a saving for relay and disposal costs, however, there would not be a saving for restructuring the regular beats.

Another problem being experienced is the "pirating" of paper placed out for City collection by private collectors. This reduces the amount of paper collected by City crews and correspondingly reduces credits from the sale of recyclable paper.

(d) Summary

The high collection cost, resulting from the unavailability of suitable vehicles for collection type recycling, is the major obstacle for paper collection; extension of this pilot project by either weekly or monthly collection, to be City-wide, will involve a substantial annual cost. If paper collection were instituted on a City-wide basis, the annual cost might be reduced as more experience is gained, when truck modifications are made, more appropriate collection vehicles are purchased, and if citizen participation increases. However, the stage where this type of recycling would be economically feasible or at least incur minimal losses is a number of years in the future, if ever. During this time there would be continuing operating deficits which would have to be absorbed.

(e) Options

The present vehicle limitations and high collection costs are resulting in a deficit operation. One option now available is to terminate the pilot programs until an innovation in the design of collection vehicles occurs which would increase efficiency and reduce operating costs. Discontinuing the program would result in a loss of continuity and citizen goodwill that has been established by the pilot programs. Alternatively, the pilot programs could be continued, with minor modifications made to several of our present collection vehicles in an attempt to reduce costs, while any new types of collection vehicles are investigated with regard to their suitability as recycling vehicles.

In order to maintain the public interest generated by the pilot programs, Council may wish to continue the weekly pilot collection program until the Recycling Depot pilot is completed (February, 1975). It is estimated that continuation of the pilot program in the four weekly areas would cost \$32,000.

Cont'd . . .

Department Report, August 23, 1974 (WORKS - 7)

Clause 3 cont'd

The Acting City Engineer submits the following for Council's CONSIDERATION:

- I. The pilot paper collection programs be terminated immediately. Prior to the termination of the Recycling Depot pilot program in February 1975, the two modes of recycling - Depot and paper collection - will be examined and reported on, based on prevailing market conditions and outlook.
- II. The weekly pilot recycling program be continued until February 1975, at an estimated net cost of \$32,000. During this period there would be experimental modifications to a limited number of our present vehicles and the recycling suitability of alternate type of vehicles would be investigated. The results of the program and feasibility of any new vehicles would be reported on along with the results of the Recycling Depot in March, 1975.
- III. The Comptroller of Accounts advises that if approved, the source of funding will be Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 110

Department Report, August 23, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Development Permit Application No. 67174
2970 Kingsway

The Director of Planning reports as follows:

IMPERIAL OIL LIMITED have filed Development Permit Application No. 67174 to re-construct a gasoline service station (self-service) on this site at the southwest corner of Kingsway and Rupert Street. The site is located in a C-2 Commercial District.

The gasoline service station policy, as adopted by City Council in October, 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 67174 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the re-construction of a gasoline service station (self-service) on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit:
 - (a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:
 - (i) The provision of an off-street loading and unloading space;
 - (ii) Dimensioning of the off-street parking facilities and the off-street loading and unloading space;
 - (b) The landscaping and the treatment of the open portions of the site are to be first approved to the satisfaction of the Director of Planning.
2. The four off-street parking spaces and the one off-street loading and unloading space are to be provided in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-Law, WITHIN SIXTY (60) DAYS OF THE DATE OF ANY USE OR OCCUPANCY OF THE PROPOSED DEVELOPMENT, and thereafter to be permanently maintained.
3. All landscaping is to be provided in accordance with the approved drawings WITHIN SIX (6) MONTHS OF THE DATE OF ANY USE OR OCCUPANCY OF THE PROPOSED DEVELOPMENT, and thereafter to be permanently maintained in good condition at all times.
4. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-Law.
5. No roof signs shall be permitted on the proposed development.

IT IS RECOMMENDED THAT Development Permit Application No. 67174 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

2. Development Permit Application No. 67175
3401 East Hastings Street

The Director of Planning reports as follows:

IMPERIAL OIL LIMITED have filed Development Permit Application No. 67175 to re-construct an existing gasoline service station at the northeast corner of Cassiar Street and East Hastings Street. The site is located in a C-2 Commercial District.

Cont'd . . .

Department Report, August 23, 1974 (BUILDING - 2)

Clause 2 Cont'd.

The gasoline service station policy, as adopted by City Council in October, 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 67175 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the re-construction of an existing gasoline service station on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit:
 - (a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:
 - (i) The provision of one off-street loading and unloading space;
 - (ii) The dimensioning of the two (2) off-street parking spaces and the one off-street loading and unloading space;
 - (b) The landscaping and the treatment of the open portions of the site are to be first approved to the satisfaction of the Director of Planning.
2. The two off-street parking spaces and the one off-street loading and unloading space are to be provided in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-Law WITHIN SIXTY (60) DAYS OF THE DATE OF ANY USE OR OCCUPANCY OF THE PROPOSED DEVELOPMENT, and thereafter to be permanently maintained.
3. All landscaping is to be provided in accordance with the approved drawings WITHIN SIX (6) MONTHS FROM THE DATE OF ANY USE OR OCCUPANCY OF THE PROPOSED DEVELOPMENT, and thereafter to be permanently maintained in good condition at all times.
4. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-Law.
5. No roof signs shall be permitted on the proposed development.

IT IS RECOMMENDED THAT Development Permit Application No. 67175 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

3. Ray-Cam Proposal - Disposal of Site

The Deputy Director of Planning, as Chairman of the Urban Renewal Co-ordinating Committee, reports as follows:

The proposal to build the Ray-Cam recreation project has been approved by the City Council and the Provincial Government, and is now awaiting final approval by the CMHC. The project is to be located adjacent to the Raymur housing project, on a site acquired as part of the Urban Renewal Program, at the southeast corner of Hastings Street and Campbell Avenue. Title to the site is held by the City for the Urban Renewal partnership.

A final decision has not yet been made on who will own the new facility, but as the property is adjacent to the Raymur housing project and is intended largely to serve the project, it is likely that the title finally will be vested in the same Federal/Provincial partnership which owns the housing project.

Cont'd. . .

Department Report, August 23, 1974 (BUILDING - 3)

Clause 3 Cont'd.

The disposition of the site has been discussed by the Urban Renewal Co-ordinating Committee and the Director of Social Planning, and it is a recommendation of the Committee that the City should dispose of its 25% share of the site to the other two Urban Renewal partners.

The land was purchased in three parts between July 1961 and February 1966; and the total cost was \$93,353.00.

Accordingly, it is RECOMMENDED that the City request the Provincial and Federal Governments to buy out the City share of the site for the proposed Ray-Cam Development.

CONSIDERATION

4. Development Permit Application No. 66706
1170 Chestnut Street

The Director of Planning reports as follows:

VLADIMIR PLAUSIC & ASSOCIATES, Architects, have filed a Development Permit Application No. 66706 to make alterations and add to a building on this site and use it as a music school. The site is located in a RT-2 Residential District, being located in Vanier Park.

On June 28, 1974, the Technical Planning Board approved the Development Permit Application subject to several prerequisite conditions which included landscaping, to the approval of the Director of Planning, compliance with the conditions set down by the City Council at its meeting of November 20th, 1973, and the design to be first approved by the Technical Planning Board after advice from the Urban Design Panel.

The Urban Design Panel, at their meeting of June 24th, 1974, recommended refusal of the design.

The minutes of the Urban Design Panel meeting of June 24th, 1974, state:

"The Panel had viewed this concept at the previous meeting and had deferred final comment until more information was obtained on the future total development of Vanier Park. It had been decided to write Mr. Larry Foster, the new Parks Board Planner, to meet with the Panel to explain Parks Board policy and plans with respect to this proposed facility within the context of the development of Vanier Park.

"Mr. Foster advised the Panel that no fixed plans for the future of Vanier Park existed but that some thought had been given to developing the eastern portion of the park into an amphitheatre. He explained that the proposed parking area on the east side of the music school would have to be moved to the west side of the building in order not to spoil the opportunity to develop the eastern portion of the park.

"The panel is of the opinion that until a plan for Vanier Park is established and adopted no approval should be given to piecemeal development proposals such as the proposed community music school.

"The Panel raises the following questions:

- 1) Is Vanier Park to become a centre of cultural activities and if so, is this building as proposed an asset?

Cont'd. . .

Department Report, August 23, 1974 (BUILDING - 4)

Clause 4 Cont'd.

- 2) Does each facility have to provide its own parking? Three parking lots already exist; one of the Civic Marina, one for the boat launching ramp and one for the Museum-Planetarium-Archives complex.
- 3) Does the rigid berm landscaping as proposed, relate to the intended soft park landscaping?
- 4) To what extent will the Public benefit and derive enjoyment from the presence of this private institution in a Public Park?

"In attempting to answer these questions the Panel has come to the conclusion that the building appears to be insular and introverted. Interest and entertainment value of musical activity should possibly be revealed to passers-by or even spill out into the park so as to provide public enjoyment and entertainment.

"The Panel finds the parking lot an obnoxious intrusion into public park space and finds the angled flat berm landscaping too rigid.

"Unless consideration can be given the above criticism and a masterplan for Vanier Park is developed which justifies this private use of public park space, the Panel feels that it has no other option than to recommend refusal.

"This building and its related activity can be a great asset to Vanier Park. As presently proposed it is not.

"RECOMMENDATION: That the Technical Planning Board refuse this design on the grounds that it, if executed, would adversely affect public amenity."

In accordance with Council's policy, the Technical Planning Board cannot approve this design against the recommendation of the Design Panel. The matter is therefore submitted for the CONSIDERATION of Council.

INFORMATION

5. Demolition of Buildings
601 - 619, 623 - 627 Howe Street, and 832, 840 Dunsmuir St.

The City Building Inspector reports as follows:

"Mr. Thomas A. Dohm, Q.C. requests permission to appear before Council on behalf of certain tenants of the buildings addressed as 601-619, 623-627 Howe Street, and 832 and 840 Dunsmuir Street. These tenants have been advised by agents acting for the lessor of the building that they want vacant possession by October 31st, 1974. Mr. Dohm wants to know what is the status of the matter and wishes to make a presentation before Council on behalf of the tenants.

Permits have been issued for the subject site as follows:

Development Permit #60823 for 14 storey office tower -
- issued July 25th, 1973

Development Permit #60823 extended by Director of Planning
until October 25th, 1974

Building Permit #B69857 to demolish existing buildings -
- issued June 7th, 1974.

Cont'd. . .

Department Report, August 23, 1974 (BUILDING - 5)

Clause 5 Cont'd.

No application to this date has been received for a Building Permit for the office building.

I am not aware of any power which the City has to stop the developer from proceeding with demolition of the buildings.

This report is submitted for the INFORMATION of Council."

(Copies of Mr. Dohm's letter dated June 19, 1974 are circulated for the information of Council.)

DELEGATION REQUEST - MR. THOMAS A. DOHM

RECOMMENDATION

6. Downtown Vancouver Study - Distribution of Portion of the Draft for use in Public Discussion

The Director of Planning reports as follows:

"The full report on the Downtown Study is now expected to be transmitted to Council at its meeting on September 17, 1974. Council may then wish to hold public meetings on the report, and possibly to hold a public hearing to consider some changes to the present zoning By-Law.

The Chairman of the Civic Development Committee has suggested that public discussion on elements of the Study could be usefully encouraged to start before the publication of the main report. This could be achieved by obtaining Council approval for release of sections of the current Draft for public consideration and discussion, and then making such sections of the Draft freely available to anyone requesting a copy. Copies could also be circulated for comments to all persons and groups listed with the Study Team as having a specific interest in Downtown planning.

Accordingly, a section from the current Draft, entitled "Procedures for Control of Development" is attached for consideration by Council. This draft section describes a number of alternative ways of changing the present process for control of development, including the establishment of a Hearing Board to assume the present functions of the Technical Planning Board.

Discussion and consideration of this section of the Draft can usefully take place independently of the discussion of urban design and planning contained elsewhere in the Draft. The Chairman of the Civic Development Committee has requested that a Draft summary of the urban design concept and of the guidelines be similarly transmitted to Council at its next regular meeting.

It is suggested that when distributing this Draft report, the people receiving it be informed that Council will be considering the Full Report on the Downtown Study on September 17th and will then determine the timing and method of public discussion including the timing for receiving comments."

RECOMMENDATION: That City Council approve immediate distribution of the attached Draft, "Procedures for Control of Development" for public discussion and consideration.

Department Report, August 23, 1974 (CLAIMS - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. S. M. Anderson
Claim No. 14414 re Car Accident

The Director of Legal Services reports as follows:

"The Claimant, Mr. Sydney M Anderson, has submitted a claim in the amount of \$1,322.50 representing the value of his car, after salvage of \$620.00 has been deducted, which was totally demolished in an accident on the Georgia Viaduct on August 27, 1973.

A report from the Engineering Department indicates that prior to the accident, a City crew had applied oil to the surface of the Georgia Viaduct and that the protective traffic controls were removed before the oil was dry, and that this still-wet oil, combined with rain, created an extremely slippery surface on that part of the Viaduct in question. This slippery surface caused the Claimant's automobile to go out of control and collide with a lamp standard and another vehicle, which was also using the Viaduct at the time.

It is the opinion of the Corporation Counsel that the City is liable to the Claimant, and that the Claimant has substantiated his claim for \$1,322.50. Therefore, payment of this claim is RECOMMENDED."

FOR COUNCIL ACTION SEE PAGE(S) 111

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

August 8, 1974.

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, August 8, 1974, at approximately 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Pendakur, Chairman
Alderman Linnell
Alderman Marzari

ABSENT: Alderman Massey (Leave of Absence)
Commissioner DuMoulin

CLERK: H. Dickson

RECOMMENDATION:

1. End of Main Street and Adjoining Foreshore

The Committee had before it for consideration the attached report dated July 31, 1974, from the Planning Department, which suggests that a condition imposed by Council on a Development Permit Application be waived. (Council's action also attached.)

A representative of the Planning Department added to this report, stating Fraser River Pile Driving Co. Ltd. had already started work on the site at the foot of Main Street when Council specified the development site be moved 100 feet east of the Main Street End to preserve the view from the shore. The Planning Department spokesman said that if work continues in its present location it will not interfere with any City plans for the street end.

Following discussion, it was

RECOMMENDED:

THAT Council delete its earlier requirement that the Fraser River Pile Driving Co. Ltd. move its development 100 feet east of the Main Street end; provided that no aggregate piles be permitted on the site within 100 feet of the end of Main Street.

INFORMATION:

2. North Fraser Harbour Commission

The Committee had before it for consideration the attached letter dated July 25, 1974, from Commissioner J. S. Alsbury of the North Fraser Harbour Commission advising that the Commission does not have a Municipal Surplus Fund, but does have a fund in reserve for future harbour developments.

It was

RESOLVED:

THAT the letter dated July 25, 1974, from Commissioner J. S. Alsbury of North Fraser Harbour Commission be received.

3. Development Permit Application No. 67608 - Alberta Wheat Pool

The Committee had before it for consideration the attached report dated August 2, 1974, from the Deputy Director of Planning advising of Alberta Wheat Pool's plans for reconstruction work at its terminal

Cont'd . . .

Part Report to Council
Standing Committee of Council
on Waterfront and Environment
August 8, 1974.

- 2 -

at the north foot of Cassiar Street on Burrard Inlet.

The Committee observed the Wheat Pool has been a source of air pollution by wheat dust in the past. The Committee also expressed a desire that landscaping be provided.

Following discussion, it was

RESOLVED:

THAT Development Permit Application No. 67608, Alberta Wheat Pool, be processed by the Standing Committee of Council on Waterfront and Environment at its next meeting.

The meeting adjourned at approximately 5:10 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 123

STANDING COMMITTEE OF COUNCIL
ON
HOUSING

August 14, 1974

A meeting of the Standing Committee of Council on Housing was held on Wednesday, August 14, 1974, at 10:30 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Volrich

ABSENT: Alderman Massey (Leave of Absence)
Alderman Rankin (Leave of Absence)

CLERK: R. Demofsky

The Minutes of the meeting of July 24, 1974 were adopted.

No quorum being present, the following report is submitted to Council for CONSIDERATION.

CONSIDERATION:

1. Senior Citizens Housing Site

City Council on March 12, 1974, approved the recommendation of the Standing Committee on Housing contained in a Planning Department report dated February 26, 1974, recommending that the City-owned land known as Lots 10 to 24 and the east 13 feet of Lot 25, plus City lanes all in Block 2, north half section 35 situated on the west side of Renfrew Street between 5th and 6th Avenues be sold to the Association of Benevolent Craftsmen for a Senior Citizens housing development.

Submitted for the Committee's consideration was an information report dated August 1, 1974 from the Supervisor of Property and Insurance regarding the above noted matter.

This report, which is on file in the City Clerk's Office, stated in part:

"The Supervisor of Property and Insurance notified the Association that the estimated value of the site was \$485,000.

The Association now advised that they have carefully considered the costs of building, financing, overhead, together with the value of the land and have checked into alternative methods of financing. These factors, considered together with the building trades strike and the number of units they would be permitted to build, have brought them to the decision not to proceed with the development."

It concluded by advising that this site is within an almost entirely residential district, but is close to schools, bus, and commercial district, which make it a possible family housing site as well as a Senior Citizens site.

A representative from the Property and Insurance Department advised the Committee that the Provincial Government was interested in purchasing this site.

RESOLVED,

- A. THAT no commitments be made for this site at this point in time.
- B. THAT the Chairman be instructed to contact all Senior Citizens' groups and non-profit housing organizations in the City of Vancouver to determine whether any such organizations would be interested in the above noted site.

2. Housing Corporation and Land Banking

Submitted for the Committee's consideration were:

Cont'd . . .

Standing Committee of Council
on Housing
August 14, 1974

- 2 -

- a. a letter dated July 30, 1974, from C.M.H.C. outlining the way in which the City's proposed housing development corporation would relate to the various provisions in the National Housing Act for both project financing and land banking.
- b. a report from the Director of Finance and the Director of Legal Services outlining the nature of a Housing Corporation, how it might be organized and directed, and also financed.
- c. a report from the Director of Finance dated July 31, 1974 outlining the ways in which the City of Vancouver presently land banks.

(These are on file in the City Clerk's Office.)

It was noted that with regards to setting up a Housing Corporation, the Statutory Corporation, set up under a special act of the Legislature might be more effective than such a corporation set up under the Companies Act as outlined in the report of the Director of Finance and Director of Legal Services. The Committee was advised that the G.V.R.D. Housing Corporation was set up under the Companies Act and was quite satisfactory.

RESOLVED,

THAT further discussion on these matters be tabled pending receipt of more information on statutory corporations.

3. East Hotel

At a meeting of the Housing Committee on July 24, 1974, it was recommended:

"THAT the Chairman of the Housing Committee be instructed to discuss with representatives of C.M.H.C. and the Provincial Government the possibility of the City of Vancouver leasing or purchasing the East Hotel for residential use."

The Committee was advised that the Board of Administration had discussed with C.M.H.C. the possibility of having C.M.H.C. purchase the East Hotel. However, the owners were not interested in selling. Also, that C.M.H.C. thought that expropriation was too costly, and advised trying to negotiate the purchase price with the owners.

The Chairman advised that following lengthy talks on the East Hotel with a wide variety of interested parties, he was of the opinion that the two issues here are fate of the tenants, and the fate of the building.

He also advised that the tenants had two choices - to stay or to relocate. With regards to relocation a representative of the Social Planning Department advised the Committee that his department surveyed eleven hotels within a three block radius of the East Hotel, and found 63 vacancies. It was therefore concluded that the tenants of the East Hotel could be relocated within the immediate area. However, only one of the eleven hotels had shown intent to comply with the requirements of the Fire By-law, and the remaining ten hotels had been issued 60 to 90 day notices by the Fire Department. Also that two of the eleven hotels had given notice to vacate by August 31, 1974, to their tenants. This would bring the total number of tenants to be relocated to approximately 80, and a total of only 63 vacancies were found from this survey. Many of these tenants are very elderly, and not able to take care of themselves. The majority of the hotels surveyed advised that they would not be willing to take tenants who could not care for themselves.

Cont'd . . .

Standing Committee of Council
on Housing
August 14, 1974

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RESOLVED,

- A. THAT the Social Planning Department be instructed to communicate to the tenants of the East Hotel that if they wish to relocate the Social Planning Department would find alternate accommodation for them.
- B. THAT the Social Planning Department report back on relocations required as a result of closures of other hotels in the Downtown Eastside area of the City of Vancouver.
- C. THAT the Social Planning Department report back with recommendations on extra financial and staffing assistance which would be required to establish presence in the Downtown Eastside area in order to relocate tenants when required.

4. Downtown Eastside Housing Study

Council on June 25, 1974, approved the following recommendation of the Housing Committee:

"THAT the United Housing Foundation report back to this Committee when the results of a study, on 'The Effective Management Structure, and Building Standards Allowing Renovations to be Economically Feasible on the Central and Ferry Hotels', are available."

Submitted for the Committee's consideration was a brief from the United Housing Foundation outlining future considerations for maintenance of housing in the Downtown Eastside. (The hotel study referred to herein is on file in the City Clerk's Office.)

Representatives of the United Housing Foundation, and the management consultant firm of Pannell, Kerr, Forster, and Associates were present, and outlined some of the items noted in the hotel study.

RESOLVED,

- A. THAT the report from the United Housing Foundation outlining future considerations for maintenance of housing in the Downtown Eastside be received.
- B. THAT Council approve in principle the items outlined in the above noted report.
- C. THAT representatives of the United Housing Foundation, B. C. Housing Management Commission and the management consultant firm of Pannell, Kerr, Forster, and Associates meet with representatives of C.M.H.C. and the Provincial Department of Housing to discuss funding and management procedures of low income accommodation in the Downtown Eastside, and make formal presentation to the next Housing Committee meeting on September 10, 1974.

5. Open Bible Chapel

At the meeting of the Housing Committee on June 25, 1974 it was recommended:

- A. THAT Council approve in principle the conceptual development scheme for the Open Bible Chapel Complex.
- B. THAT the Supervisor of Property and Insurance be instructed to proceed with negotiations for exchanging, with the Open

Cont'd . . .

Standing Committee of Council
on Housing
August 14, 1974

- 4 -

Bible Chapel, the site at 10th Avenue and Yukon Street for the proposed site near 54th Avenue and Kerr Street on the south side of the new Champlain Mall development.

- C. THAT a public hearing be held as soon as possible to amend the Zoning By-law, thus allowing a church and educational facility to be constructed on this site.

Council on July 9, 1974, when dealing with this matter

RESOLVED,

"THAT this clause be referred back to the Housing Committee for further consideration."

Mr. N. Jones of Jones, Havve, Delgatty, Architects, was present.

In reply to a question from the Committee a representative of the Planning Department advised that rezoning would be required for the church portion of this complex.

It was noted that at a public meeting of June 26, 1974, dealing with preliminary plans for areas 4, 5 and 6 of Champlain Heights, this matter was raised and most of the people present were against high density dwellings being constructed in that area.

RESOLVED,

THAT this matter be referred to the Community Development Committee for a public meeting in the area.

6. Fire By-law

The Housing Committee at its meeting of July 24, 1974, when dealing with the above noted matter

RESOLVED,

"THAT the Fire Chief report back to this Committee as soon as possible with such recommendations as he may consider advisable as to the enforcement of the Fire By-law or as to any amendments thereto, which may allow it to be enforced in a more realistic and practical way outside of the Core Area of the City of Vancouver."

The Fire Chief submitted for the Committee's consideration a report dated August 8, 1974 on Fire By-law upgrading requirements.

Responding to a question from the Committee the Fire Chief advised that in view of the limited number of construction and sprinkler companies, an all out effort should be made to bring hotels and lodging houses in the core area up to the required Fire By-law standards, and then concentrate on the dwellings outside of the core area.

RESOLVED,

THAT the report of the Fire Chief dated August 8, 1974, on Fire By-law upgrading requirements be received.

7. Fire and Lodging House By-law Appeals

i. Mr. U. Kenklies, 227 Carrall Street

Submitted for the Committee's consideration was a letter from Mr. Kenklies, dated July 3, 1974, requesting that 8 of his 29 rooms be excused from the Lodging House By-law requirements

Cont'd . . .

- 5 -

until October, 1975, the date his lease expires.

Also submitted was a report from the Medical Health Officer dated July 17, 1974, advising that the 8 rooms referred to in Mr. Kenklies's letter were "unfit" for occupancy due to the lack of natural light and ventilation.

In the discussion which ensued it was noted that four of the eight rooms open on to a hallway, and had a sky light. Natural ventilation in these four rooms was possible, but impossible for the remaining four.

RESOLVED,

THAT the Medical Health Officer reconsider his order to close the four rooms which could be provided with natural ventilation, and report back to this Committee as soon as possible.

(All information referred to above is on file in the City Clerk's Office.)

ii. Mr. Suppa, Marble Rooms, 107 West Cordova Street

Submitted for the Committee's consideration was a letter from Mr. H. L. Cashman, Solicitor for Mr. Suppa, dated June 19, 1974, requesting that Mr. Suppa be exempted from the provisions of the Fire and Lodging House By-laws until December 1, 1974.

Also submitted was a report from the Chief Fire Warden dated June 27, 1974, advising that this property had been sold and Mr. Suppa had been given notice to vacate the premises.

RESOLVED,

THAT the matter of exempting the premises at 107 West Cordova Street from the Fire By-law requirements be referred to the Fire Chief.

(All information referred to above is on file in the City Clerk's Office.)

iii. Mr. G. R. Hill, Silverdene Apartments, 975 Denman Street

Submitted for the Committee's consideration was a letter from Mr. Hill dated July 9, 1974, advising that the above noted premise had a basement suite, and was thus put into the category of a three storey building. It requested permission to close off this basement suite and thus be classified as less than three storeys so not to be subject to Fire By-law requirements.

Also submitted was a report from the Chief Fire Warden dated July 26, 1974, advising that the two existing stairways in this premise could be easily enclosed to meet the Fire By-law requirements, and that the doors of the suites need to be upgraded to solid core doors.

RESOLVED,

THAT the Fire Chief inspect this premise at 975 Denman Street, and report back to this Committee.

(All information referred to above is on file in the City Clerk's Office.)

iv. St. Elmo Hotel, 429 Campbell Avenue

Submitted for the Committee's consideration was a letter from Kee Yin Tse and Elinor Wong Der, dated July 8, 1974, advising that the immediate installation of a sprinkler system

Cont'd . . .

Standing Committee of Council
on Housing
August 14, 1974

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in their premise at 429 Campbell Avenue was financially impossible.

Also submitted was a report from the Chief Fire Warden dated July 31, 1974, outlining recommendations to improve this building to a satisfactory fire safety standard.

Mr. Tse advised that the owners would be willing to comply with the Fire By-law requirements, however, that more time was required. Also, that he would contact the Fire Chief on or before August 31, 1974 with a schedule outlining when the required upgrading would be done.

RESOLVED,

THAT this matter be referred to the Fire Chief.

(All information referred to above is on file in the City Clerk's Office.)

The Chairman advised that Mr. Vileita of 2366 West 7th Avenue and Mr. U. Lam of the Lim Sai Hor Benevolent Association were not present to appeal, and would be heard at the next meeting of the Housing Committee.

The meeting adjourned at approximately 12:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 123

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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

August 15, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the No.1 Committee Room, third floor, City Hall, on Thursday, August 15, 1974, at approximately 9:30 a.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Gibson
Alderman Linnell

ABSENT: Alderman Massey (Leave of Absence)
Commissioner DuMoulin

CLERK: H. Dickson

INFORMATION & RECOMMENDATION

1. Development Permit Application #67608 - North Foot of
Cassiar Street - Alberta Wheat Pool

The Committee had before it for consideration the attached memo dated August 2, 1974, from the Deputy Director of Planning.

A representative of the Planning Department told the Committee the Alberta Wheat Pool project is a reconstruction job involving replacement of wooden trestles with concrete and replacement of the wooden drip shed with a steel one.

The Committee expressed concern over the appearance of the structures and during discussion reference was made to Columbia Containers' installation at 2755 Commissioner Street in which an indication was given to the City over a year ago that it would be painted. The facility, however, is not yet painted.

The Committee noted that Alberta Wheat Pool is relatively close to a park and the visual impact of a wheat pool is therefore of significant importance.

The Committee noted that as a Committee on environment it must exercise some influence on the environmental impact of developments and that there possibly should be some environmental guidelines drawn up and added to the City Zoning Bylaw.

Following discussion it was

RESOLVED

THAT the Director of Planning report to the next meeting of the Committee on why Columbia Containers' facility has not yet been painted.

FURTHER THAT the Director of Planning report to the next meeting of the Committee on whether there are features in the existing City Zoning Bylaw to provide for environmental considerations.

It was

RECOMMENDED

THAT Development Permit Application #67608, Alberta Wheat Pool, be approved, provided that

cont'd ...

Standing Committee on Waterfront & Environment 2
August 15, 1974

Claude No.1 continued

- (a) the materials, the appearance and landscaping of the project be compatible with the nearby public park.
- (b) the Design Panel approves the project.
- (c) the work involves no expansion of existing facilities at the Alberta Wheat Pool.

RECOMMENDATION

2. Development Permit Application #67589 - North Kent Avenue, Fraser River Area

The Committee had before it for consideration the attached memo dated August 7, 1974, from the Planning Department on a 151,050 sq. ft. warehouse.

A representative of the Planning Department said this warehouse brings to 377,066 sq. ft. the total floor area in a three-warehouse development on this site by Block Brothers.

During discussion the Committee expressed some concern about a "wall like" appearance of large warehouses and it was suggested this concern be considered by the joint City-Provincial study of the Fraser River area. Following discussion it was

RECOMMENDED

THAT Council approve Development Permit Application #67589 for a warehouse on North Kent Avenue between St. George and Prince Edward Streets.

3. Development Permit Application #67599 - 8211 Borden, Fraser River Area

The Committee had before it for consideration the attached memo dated July 31, 1974, from the Planning Department.

A representative of the Planning Department explained the application is for a rail loading and unloading facility.

Following discussion it was

RECOMMENDED

THAT Development Permit Application #67599, 8211 Borden, be approved.

4. Kent Avenue - Industrial Route

The Committee had before it for consideration the attached report dated August 14, 1974, from the Engineering Department which recommends the City continue to acquire land for the parallel twin roadway system along Kent Avenue, the two routes being north and south of the railway tracks.

During discussion the Committee noted that to encourage heavy industrial traffic along Kent by improving Kent as a through-way is not compatible with the principle of easy public access to the Fraser River waterfront area.

cont'd

Standing Committee on Waterfront & Environment 3
August 15, 1974

Clause No.4 continued

Mr. K. F. Dobell of Traffic and Transportation Division of the City Engineering Department told the Committee that at present, with the portion south of the railway tracks not being a through route, emergency vehicle access to locations south of the railway tracks is critical.

It was stated a recent survey showed in an 8-hour period, 536 trucks with three axles or more used Marine Drive and that some of this traffic would use Kent if Kent is made into a through-way both north and south of the railway tracks. Also, continuous streets would provide better access to the industrial area, and parallel routes provide the means of vehicle access around trains. The City already owns 90% of the land required for a through route on the north side of the tracks and 70% on the south side.

It was also pointed out by the Engineering Department the railway tracks form a psychological blockade to the public which feels the area south of the tracks is strictly an industrial domain.

The Committee noted the City owns eight street ends and property worth an estimated \$8 million in the area and that this land is currently eyed for public recreational use or for exchange for other lands for public use. In addition, funds were recently spent for the public fishing pier beneath Knight Street Bridge, and the Committee is reluctant to do anything such as adding to industrial traffic on Kent which would contribute to the fishing pier being a failure.

Following discussion the Committee

RECOMMENDED

- (a) THAT the City retain its policy of acquiring land as it becomes available to make the south side of Kent a continuous route west of Knight Street Bridge and that in the area east of Borden Street to Boundary Road there be a continuous route on the north side only.
- (b) THAT the Development Permit Application for Coast Ferries east of Knight Street Bridge be approved on the condition that south Kent not be made a through street west of Coast Ferries and that landscaping compatible with the adjacent park be carried out.

5. Lease of Waterfront Lot North of Denman Street end

The Committee had before it for consideration the attached report dated August 12, 1974, from the Director of Planning.

Mr. R. C. Mann, Project Manager, Waterfront Planning Study, spoke to this topic suggesting that if the Committee approved the month-to-month lease, that it ensure that the proposed use could be removed within one month if necessary. He indicated that in month-to-month leases of waterfront land difficulties had been encountered when it becomes necessary for the lessee to move. There was some consideration given to the idea of requiring a bond to be posted.

The Committee was told the applicant, a Mr. Shaeffer, intends to operate a yacht repair business on the site. Following discussion, it was

RECOMMENDED

THAT considering the type of use the monthly agreement negotiated with Mr. Shaeffer for lease of the waterfront lot fronting the north end of Denman Street be approved.

cont'd ...

Standing Committee on Waterfront & Environment 4
August 15, 1974

INFORMATION

6. Board of Trade Comment on Stage 3 Waterfront Planning Study

Mr. Terry Tanner appeared on behalf of the Board of Trade and told the Committee the Board is pleased with the concept of the Waterfront Study's Stage 3. He said, however, there could be some problems encountered in applying the recommendations to the Study, in particular, as it pertains to transportation and the role of the National Harbours Board.

The Committee pointed out the Federal Government was a partner in the Study and that the recommendations of the Study have been signed by the Minister of State for Urban Affairs. The Committee said the Waterfront Programme is at the same point now as the False Creek plans were two years ago.

The Chairman of the Committee requested that Mr. Tanner extend to the Civic Affairs Committee of the Board of Trade the Standing Committee of Council on Waterfront and Environment's thanks for the Board's cooperation and comment on the Waterfront Study. It was

RESOLVED

THAT the submission of Mr. Tanner on behalf of the Board of Trade be received.

The meeting adjourned at approximately 11:35 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 124

REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL ON COMMUNITY
DEVELOPMENT AND FINANCE & ADMINISTRATION

August 15, 1974

A joint meeting of the Standing Committees of Council on Community Development and Finance & Administration was held in the No. 1 Committee Room, third floor, City Hall on Thursday, August 15, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Bowers, Harcourt, Linnell and Marzari

ABSENT: Alderman Rankin (Leave of Absence)

CLERK: D. Bennett

RECOMMENDATION1. Adanac North Plan/Hastings Sunrise Action Council

Council on April 23, 1974 adopted the following recommendation of its Standing Committee on Community Development:

"THAT Council approve in principle the authorization of the sale of the approximately 13 acres in the northwest corner of Charles/Adanac to the Provincial Government, for lease back to a housing co-operative society for the development of low density apartments, townhouses (all forms thereof, including patio clusters, etc.) duplexes and detached units (incorporating the concept of the zero side yards). It should be noted that in a co-operative housing development the zero side yards would exist only in design and not as a legal entity.

It is proposed that the density of development not exceed 25 units per acre, and the building not exceed two storeys in height, (i.e. 2 storeys plus a cellar or one storey plus a basement)."

At a meeting of the Standing Committee on June 27, 1974, it was resolved

- "(a) THAT the Adanac North Plan and the briefs be received;
- (b) THAT the Supervisor of Property and Insurance and Mr. George Chatterton, Associate Deputy Minister in the Housing Department of the Provincial Government be requested to meet with the Committee and present concrete figures with respect to the price of the land;
- (c) THAT representatives of the Hastings Sunrise Action Council and the Adanac Housing Co-operative Society be present at this meeting;
- (d) THAT Mr. Bob Mandeville of the Adanac Housing Co-operative Society obtain confirmation from the Provincial Government and their approval of their 4% leasing rate;
- (e) THAT the Planning Department give the Committee a memorandum as to how this plan differs from other similar Co-op plans and the action of Council thereon."

cont'd

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Clause No. 1 (cont'd)

The Committee had before it for consideration (copy of which is circulated) a report from the Director of Finance and Supervisor of Property & Insurance dated August 7, 1974 wherein it was stated that on June 12, 1974, the Supervisor of Property & Insurance advised Mr. Chatterton that, based on an RS-1 zoning and a hypothetical residential sub-division, he had arrived at a net value of \$1,387,000 for approximately 10.9 acres. He further stated that this represents a considerable subsidy, when, in effect, the concept is for a development not to exceed 25 units per acre.

In a communication to the Mayor and Council dated July 30, 1974 (copy of which is circulated), Mr. Lorne Nicolson, Minister of Housing, has suggested that the City retain a 1/3 undivided interest in the property and that the Province would buy the remaining interest for the sum of \$925,000. This offer was made on the following understanding:

"The Province will dispose of the property only by way of a 4% lease to a non-profit society. The ground rent of 4% will come to the Province. At the end of the 50 year lease the City will retain 1/3 of the value of the property."

The Supervisor of Property & Insurance has reviewed this offer and states that since the City would in effect retain a 1/3 interest in the property, it should reasonably be credited with 1/3 of the rental. He would presume that the rental will be based on 4% of the \$925,000.00 figure, the City should be entitled to 1/3 of such rental.

The Committee also had for consideration a letter from the Supervisor of Property & Insurance to Mr. Chatterton dated June 12, 1974, a letter from the Board of Administration to Mr. Chatterton dated August 8, 1974, a report from the Associate Director of Area Planning dated July 31, 1974 and a letter from Mr. Chatterton re the Old Girls' Industrial School site dated August 6, 1974 (copies of which are circulated).

Mr. Larry Bell, representing the Department of Housing, was present at the meeting and discussed proposals with the Committee. Representatives of the Adanac Housing Co-operative Society and the Hastings Sunrise Action Council were also present, Mr. Jack Allen being spokesman for the group. A brief dated August 15, 1974 was filed with the Committee.

The Committee asked the Adanac Housing Co-operative Society to clarify their position with respect to the United Housing Foundation as the Provincial Housing agent and report back to the Committee. It was

RECOMMENDED

THAT the City contact Mr. Lorne Nicolson, Minister of Housing to determine:

- (a) If the Provincial Government would consider purchasing the whole of the property at a price of \$1,387,000.00;
- (b) In the event the Province does not wish to purchase the whole of the property as stated, and if the City were to retain a 1/3 undivided interest, would 1/3 of the ground rent be returned to the City;
- (c) What terms and conditions would prevail in the event the City repurchases the property at a later date.

Upon receipt of the foregoing information, the matter will again be considered by the Committee.

The Joint meeting adjourned at 4:40 p.m. and the Standing Committee on Community Development convened at this time.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

August 15, 1974

A meeting of the Standing Committee of Council on Community Development was held on Thursday, August 15, 1974 at approximately 4:40 p.m. in the No. 1 Committee Room, third floor, City Hall

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt and Marzari

ABSENT: Alderman Rankin (Leave of Absence)

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held August 1, 1974 were adopted.

RECOMMENDATIONS

1. Neighbourhood Pub Applications

The Chairman outlined the following basic terms of reference for the Committee in dealing with new applications for licenses in line with guidelines previously approved by Council:

- (a) To determine if the proposed location may be an appropriate one, having in mind the new Liquor Board regulations and the amenities, zoning, physical and social characteristics of the surrounding area;
- (b) If the location may be considered to be an acceptable one, to indicate what process should be followed to determine the views of nearby residents and other persons who may be affected;
- (c) All applications will, in any event, be subject to the requirements and decision of the Liquor Board.

The Chairman also outlined the administrative procedures which are to be followed in dealing with these applications as follows:

- (a) An application form, available from the Permits & Licenses Department is to be completed by the applicant;
- (b) A letter of acknowledgement is sent to the applicant, with a request that he contact the Health and other departments to be made aware of their requirements;
- (c) An "amenity" report will be prepared by an official of the Department of Permits & Licenses relating to the nearby area;
- (d) The matter will then come before the Committee for consideration of the proposed location and indication as to what process should be followed to determine the views of nearby residents;
- (e) The applicant is also requested to appear before the Committee at the same time;
- (f) The matter will then be reported to Council and if approved by Council, a copy of the particular motion will in each case be forwarded to the Liquor Board.

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Standing Committee of Council on Community Development 2
August 15, 1974

Clause No. 1 (cont'd)

RECOMMENDED

THAT the basic terms of reference and procedures as outlined in the Chairman's oral report be approved.

(A) Neighbourhood Pub - 2010 West 4th Avenue

Mr. Peter Uram appeared before the Committee with respect to his application for a neighbourhood pub at 2010 West 4th Avenue.

The amenity report indicated that this location is a mix of residential and business premises and has older 1½ storey dwellings, new low rise apartments and old and new 2 storey wholesale businesses on 4th Avenue, some with suites above.

The application indicated that there would be six parking and one loading space at the rear of the site. The Committee reviewed the application and after discussion with Mr. Uram

RECOMMENDED

THAT the application of Mr. Uram for a neighbourhood pub at 2010 West 4th Avenue be approved in principle, subject to the applicant submitting a signed statement from the residents and merchants in the two blocks adjacent to the proposed location that they have no objections to the pub, and with the understanding that the applicant will comply with all applicable City legislation.

(B) Neighbourhood Pub - 961 Denman Street

Mr. Tom Hammond appeared before the Committee with respect to his application for a neighbourhood pub at 961 Denman Street.

The amenity report indicated that in all directions from this site for the two blocks surveyed is RM-4 - High Rise Apartment area with some older frame apartment buildings also existing. There are other commercial establishments abutting the site on Denman Street.

The application indicated that there will be 3½ parking spaces available. The Committee reviewed this application and after discussion with Mr. Hammond

RECOMMENDED

THAT this application be approved in principle and that approval be subject to the applicant providing a signed statement from the residents and business merchants in the 800, 900, 1000 Block Denman Street that they have no objections to this pub, and with the understanding that the applicant will comply with all applicable City legislation.

(C) Neighbourhood Pub - 7161 Victoria Drive

Mr. A. Mayervich appeared before the Committee in support of his application for a neighbourhood pub at 7161 Victoria Drive.

The amenity report indicated that the site is surrounded on three sides by Single Family dwellings, and on the north side has a small Commercial area consisting of some 3 or 4 neighbourhood stores and a Public Library.

It was noted in the application that parking would be provided at 7110 Victoria Drive. The Committee reviewed the application and after discussion it was

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August 15, 1974

Clause No. 1 (cont'd)

RECOMMENDED

THAT this application be approved in principle, however the applicant will be required to carry out a referendum in a two block radius, the defined area to be canvassed to be determined by the Department of Permits & Licenses in consultation with the Chairman, the cost of the referendum being a charge against the applicant and if the referendum is successful, then the applicant will be subject to all applicable City legislation.

(D) Neighbourhood Pub - 848 East 28th Avenue

Mr. and Mrs. Reginald K. Jackson appeared before the Committee with respect to their application for a neighbourhood pub at 848 East 28th Avenue.

As the location of this proposed pub is not in a commercial area and is in the heart of a Single Family Dwelling district, the Committee

RECOMMENDED

THAT no action be taken on this application.

(E) Neighbourhood Pub - 7619 Nanaimo Street

Mr. Byron R. Wynne appeared before the Committee in support of his application for a neighbourhood pub at 7619 Nanaimo Street.

The amenity report indicated that this site is located in a small neighbourhood shopping area, consisting of some 3 or 4 stores and a service station.

It was noted that there is parking available for approximately 25 cars. The Committee reviewed the application and after discussion it was

RECOMMENDED

THAT the application be approved in principle, however the applicant will be required to carry out a referendum in a two block radius, the defined area to be canvassed to be determined by the Department of Permits & Licenses in consultation with the Chairman, the cost of the referendum to be a charge against the applicant, and if the referendum is successful, then the applicant will be subject to all applicable City legislation.

2. Off-Street Parking in the West Broadway District

The Director of Planning and the City Engineer submitted the following report dated August 1, 1974:

"I - Introduction

Preliminary proposals for the beautification of the Broadway West Commercial District included the construction of sidewalk projections at certain crosswalk locations. These projections were intended to improve the crosswalks and make pedestrian crossing on West Broadway safer.

However, upon finalizing the beautification concept, the sidewalk projections have been deleted from the proposal. This deletion has occurred primarily because of an auto and pedestrian safety problem that would be created. Also, the City Engineer believes that it could be necessary sometime in the future to establish a peak-hour parking restriction on West Broadway.

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Clause No. 2 (cont'd)

II - Possible Peak-Hour Parking Restriction

The City Engineer advises that, for the foreseeable future, no parking restriction will be established on West Broadway. In fact, it is expected that no parking restriction will ever be required unless major changes occur in land use on the west side of the city or on the University Endowment Lands, or unless major changes in the transit system are introduced.

There is expected to be little intensification of land use west of Arbutus Street.

If a parking restriction would ever be required, it would probably not be before seven years. This is considered to be the maximum time period that a commitment like this can be made.

III - Community Impact

The merchants in the West Broadway area are concerned about a possible parking restriction. They believe it will be a damaging effect on both individual businesses and shopping district in general. This feeling is also shared by many community groups in the district.

Because of this feeling, there is some hesitance on the part of merchants to enter into a beautification program.

Vehicular parking is considered to be extremely important to the future of this area. Any proposal to restrict it in the future will be reviewed as to its appropriateness not only from a traffic point of view, but also its effect on the shopping area and the community. At the present time, not enough is known about the University Endowment Lands for a definite decision on curb-lane parking to be made. If any parking restriction, because of this development, is required, a comprehensive examination and recommended solutions to the problem would be required.

IV - Summary

The City Engineer does not expect a parking restriction to be required in the West Broadway area for a seven year period, if at all. The necessity of this action will depend on developments that cannot be foreseen at this time. If a restriction would occur, a solution to the parking problems of the area would be examined on a comprehensive basis.

It is, therefore, recommended THAT

1. On-street parking remain as a feature of the West Broadway Commercial District at this time.
2. The Director of Planning and the City Engineer carry out an investigation of parking policy for this area including possibilities of improved utilization of existing street parking, existing facilities, and possible off-street parking locations. "

After due consideration it was

RECOMMENDED

THAT the foregoing recommendations of the Director of Planning and the City Engineer contained in their report dated August 1, 1974 be approved.

3. Liquor Permit Application - 141 Keefer Street

The Committee had before it for consideration a report of the Zoning Planner dated August 14, 1974 with respect to a Liquor Permit application at 141 Keefer Street being Development Permit application #63200. This Development Permit Application is for an hotel containing retail, beverage room, cocktail lounge and restaurant with cocktail lounge, dining and dancing.

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Clause No. 3 (cont'd)

The Technical Planning Board approved this application subject to the condition that prior to the issuance of the Development Permit the request be referred to this Committee for consideration of the new liquor outlets.

The revised drawings received by the Department of Permits and Licenses on July 18, 1974 indicate the additional following proposed liquor outlets:

- (a) Cocktail lounge on the main floor having approximately 511 square feet of area used for public assembly with a seating capacity of 80 people;
- (b) Cabaret on the fourth floor having approximately 3,830 square feet of area used for public assembly with a seating capacity of 174 people.

The development is situated in the downtown area in the CM-1 Commercial District. After due consideration, it was

RECOMMENDED

THAT Council approve the proposed location for a Cocktail Lounge at 141 Keefer Street with a seating capacity of 80 people;

FURTHER THAT Council approve the proposed location for a Cabaret (restaurant and cocktail lounge with dine and dance) at 141 Keefer Street with a seating capacity of 174 people.

4. Parking in P.N.E. Area During the Exhibition

Alderman Marzari requested that this Committee go on record as recommending that the parking regulations which presently exist in the area adjacent to the P.N.E. be enforced during the Exhibition and that there be no relaxation of the By-law.

The Officials reported that a directive from the Board of Administration had indicated that this parking By-law would be relaxed during the fair. It was

RECOMMENDED

THAT there be no relaxation of the Parking By-law in the area adjacent to the P.N.E. during the Exhibition.

(Alderman Volrich is recorded as voting against this recommendation)

The meeting adjourned at approximately 5:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 125